NE

NOVUM EAST
君豪峰

SALES BROCHURE
售樓説明書

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一手住宅物業買家須知
NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srpe.gov.hk），參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。
- 查閱同類物業最近的成交價格，以作比較。
- 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有）、以及/或清理廢料的費用（如有）。

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料[1]。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。
- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
- 留意公契內訂明有關物業內可否飼養動物。

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。
- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

- 留意在賣方（包括其獲授權代表）就有關住宅物業向公眾提供價單前，賣方不得尋求或接納任何對有關住宅物業的購樓意向（不論是否屬明確選擇購樓意向）。因此您不應向賣方或其授權代表提出有關意向。
- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 —
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

- 考慮自行委聘律師，以保障您的利益。該律師若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益。
- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

- 洽購地政總署「預售樓花同意方案」下的未落成住宅物業時，應向賣方確認地政總署是否已就該發展項目批出「預售樓花同意書」。

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - ➢如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - ➢如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

- 確保取得最近三個月內印製有關您擬購買的一手已落成住宅物業的「賣方資料表格」。

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

任何與賣方銷售受條例所規管的一手住宅物業有關的投訴和查詢，請與一手住宅物業銷售監管局聯絡。

網址：www.srpa.gov.hk
電話：2817 3313
電郵：enquiry_srpa@hd.gov.hk
傳真：2219 2220

其他相關聯絡資料：

消費者委員會
網址：www.consumer.org.hk
電話：2929 2222
電郵：cc@consumer.org.hk
傳真：2856 3611

地產代理監管局
網址：www.eaa.org.hk
電話：2111 2777
電郵：enquiry@eaa.org.hk
傳真：2598 9596

香港地產建設商會
電話：2826 0111
傳真：2845 2521

[1] 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

[2] 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項 —
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

[3] 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

一手住宅物業買家須知
NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

You are advised to take the following steps before purchasing first-hand residential properties.

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) on the first-hand residential property market.
- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.
- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

2. Fees, mortgage loan and property price

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
- Check recent transaction prices of comparable properties for comparison.
- Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property – (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property – air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - interior and exterior fittings and finishes and appliances;
  - the basis on which management fees are shared;
  - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
  - whether individual owners have responsibility to maintain slopes.

6. Government land grant and deed of mutual covenant (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

7. Information on Availability of Residential Properties for Selection at Sales Office

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific or general expression of intent of purchasing any residential property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).
- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should –
  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

- Consider appointing your own solicitor to protect your interests. If the solicitor also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest.
- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

- For uncompleted residential property under the Lands Department Consent Scheme, seek confirmation from the vendor whether the "Pre-sale Consent" has been issued by the Lands Department for the development.

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

For first-hand uncompleted residential properties and completed residential properties pending compliance

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

• Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
  ➢ strike or lock-out of workmen;
  ➢ riots or civil commotion;
  ➢ force majeure or Act of God;
  ➢ fire or other accident beyond the vendor's control;
  ➢ war; or
  ➢ inclement weather.
- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

• Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

• Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/properties you intend to purchase.

17. Viewing of property

• Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.

• You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

For complaints and enquiries relating to the sales of first-hand residential properties by the vendors which the Ordinance applies, please contact the Sales of First-hand Residential Properties Authority -

Website	: www.srpa.gov.hk
Telephone	: 2817 3313
Email	: enquiry_srpa@hd.gov.hk
Fax	: 2219 2220

Other useful contacts:

Consumer Council	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611
Estate Agents Authority	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596
Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

[1] The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

[2] According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following –
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

[3] Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

1. 發展項目，君豪峰的資料
INFORMATION ON THE DEVELOPMENT, NOVUM EAST

街道名稱及門牌號碼：
英皇道856號

發展項目包括一座多單位建築物
樓層總數：
32層(地下至36樓，不包括天台樓層)

樓層號數：
地下，1樓至3樓，5樓至12樓，15樓至23樓，25樓至33樓，35樓至36樓

被略去的樓層號數：
不設4樓、13樓、14樓、24樓及34樓

庇護層：
設於天台樓層

本發展項目屬未落成發展項目：
(a) 由該項目的認可人士提供的該項目的預計關鍵日期為2019年4月30日。
(b) 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
(c) 為買賣合約的目的，發展項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。

Name of the street and the street number:
856 King's Road

The development consists of 1 multi-unit building
Total number of storeys:
32 storeys (G/F to 36/F, excluding the roof)

Floor numbering:
G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F to 36/F

Omitted floor numbers:
4/F, 13/F, 14/F, 24/F and 34/F are omitted

Refuge floor:
Located at roof floor

This development is an uncompleted development:
(a) The estimated material date for the development, as provided by the authorized person for the development is 30th April 2019.
(b) The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
(c) For the purpose of the agreement for sale and purchase, the development is deemed to be completed on the date on which an occupation permit for every building in the development is issued.

2. 賣方及有參與發展項目的其他人的資料
INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方：
仲光有限公司(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited 及 Manho Investment Limited)

發展項目的認可人士：
余蕭鍾建築師有限公司的鍾振球先生（鍾振球先生為余蕭鍾建築師有限公司的董事）

承建商：
恒順建築有限公司

賣方代表律師：
中倫律師事務所

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構的名稱：
不適用

已為發展項目的建造提供貸款的任何其他人：
恒基兆業地產代理有限公司

Vendor:
Main Light Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Manho Investment Limited)

Authorized person for the development:
Mr. Chung Chun Kau, Gary of Ie, Siu & Chung Architects Limited (Mr. Chung Chun Kau, Gary is a director of Ie, Siu & Chung Architects Limited)

Building contractor:
Heng Shung Construction Company Limited

Vendor's solicitors:
Zhong Lun Law Firm

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development:
Not Applicable

Any other person who has made a loan for the construction of the development:
Henderson Real Estate Agency Limited

3. 有參與發展項目的各方的關係
RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	不適用
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	否
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	否
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	否
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	是 承建商恒順建築有限公司屬於賣方及其所有控權公司的有聯繫法團。

3. 有參與發展項目的各方的關係
RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.	Not applicable
(b)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not applicable
(c)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(e)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(f)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	No
(g)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not applicable
(h)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not applicable
(i)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(k)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(l)	The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(m)	The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not applicable
(n)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(o)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(p)	The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(q)	The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not applicable
(r)	The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
(s)	The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	Yes The building contractor, Heng Shung Construction Company Limited, is an associate corporation of the vendor and all its holding companies.

4. 發展項目的設計的資料
INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目將會有構成圍封牆的一部分的非結構預製外牆。每幢建築物的非結構預製外牆的厚度範圍為150毫米。
There will be non-structural prefabricated external walls forming part of the enclosing walls of the development.
The range of thickness of the non-structural prefabricated external walls of the building is 150mm.

發展項目將會有構成圍封牆的一部分的幕牆。每幢建築物的幕牆厚度範圍為200毫米。
There will be curtain walls forming part of the enclosing walls of the development.
The range of thickness of the curtain walls of the building is 200mm.

每個住宅物業的非結構的預製外牆及幕牆的總面積
Schedule of total area of the non-structural prefabricated external walls and curtain walls of each residential property

樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積（平方米） Total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積（平方米） Total area of the curtain walls of each residential property (sq.m.)
3/F	A	-	–
	B	-	0.195
	C	-	0.275
	D	-	0.275
	E	0.191	0.275
	F	0.387	0.543
	G	0.025	0.275
	H	-	0.195
	J	-	–
	K	-	0.275
	L	-	0.275
	M	-	–
	N	-	–
	P	0.216	0.880
	Q	0.353	0.910
	R	-	0.265
5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 36/F	A	-	0.430
	B	-	0.485
	C	-	0.565
	D	-	0.530
	E	0.182	0.530
	F	0.501	0.893
	G	0.025	0.565
	H	-	0.485
	J	-	0.430
	K	-	0.565
	L	-	0.565
	M	-	0.440
	N	-	0.440
	P	0.225	1.210
	Q	0.344	0.910
	R	-	0.755

5. 物業管理的資料
INFORMATION ON PROPERTY MANAGEMENT

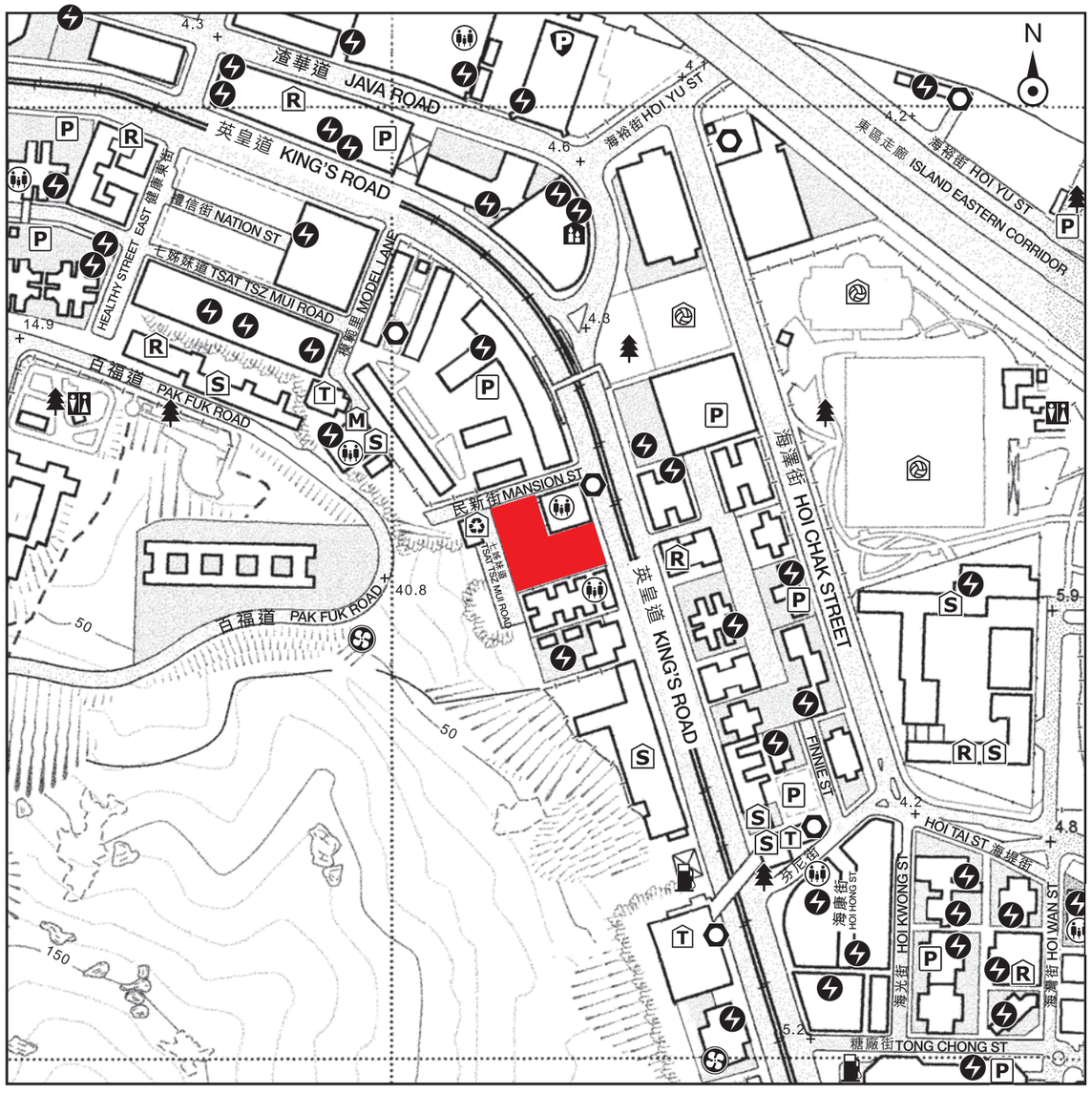
管理人：

根據發展項目的公契的最新擬稿，尊家管業有限公司將獲委任為發展項目的管理人。

Manager :

H-Privilege Limited will be appointed as the Manager of the development under the latest draft deed of mutual covenant in respect of the development.

6. 發展項目的所在位置圖
LOCATION PLAN OF THE DEVELOPMENT



圖例 NOTATION

- 發電廠（包括電力分站）
  power plant (including electricity sub-stations)
- 垃圾收集站
  refuse collection point
- 體育設施（包括運動場及游泳池）
  sports facilities (including sports ground and swimming pool)
- 公園
  public park
- 公廁
  public convenience
- 公用事業設施裝置
  public utility installation
- 宗教場所（包括教堂、廟宇及祠堂）
  religious institution (including church, temple and Tsz Tong)
- 學校（包括幼稚園）
  school (including kindergarten)
- 社會福利設施（包括老人中心及弱智人士護理院）
  social welfare facilities (including elderly centre and home for the mentally disabled)
- 博物館
  museum
- 警署
  police station
- 油站
  petrol filling station
- 殯儀館
  funeral parlour
- 公眾停車場（包括貨車停泊處）
  public carpark (including lorry park)
- 公共交通總站（包括鐵路車站）
  public transport terminal (including rail station)
- 香港鐵路的通風井
  ventilation shaft for the Mass Transit Railway
- 發展項目的位置
  Location of the development

此所在位置圖摘錄自地政總署測繪處地圖組別HP5C，編號11-SE-A，複印後並經修正處理。
This location plan is adopted from part of the scale map from Survey and Mapping Office of Lands Department with Series HP5C, Sheet Number 11-SE-A. Adjustment is made where necessary.

地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號 28/2017。
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比例尺
SCALE
0M (米) 250M (米)

備註：因技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

7. 發展項目的鳥瞰照片
AERIAL PHOTOGRAPH OF THE DEVELOPMENT

摘錄自地政總署測繪處於2017年5月29日在鰂魚涌6,900呎飛行高度拍攝之鳥瞰照片，編號為E028338C。
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet in Quarry Bay. Photo No. E028338C dated 29th May 2017.

備註：因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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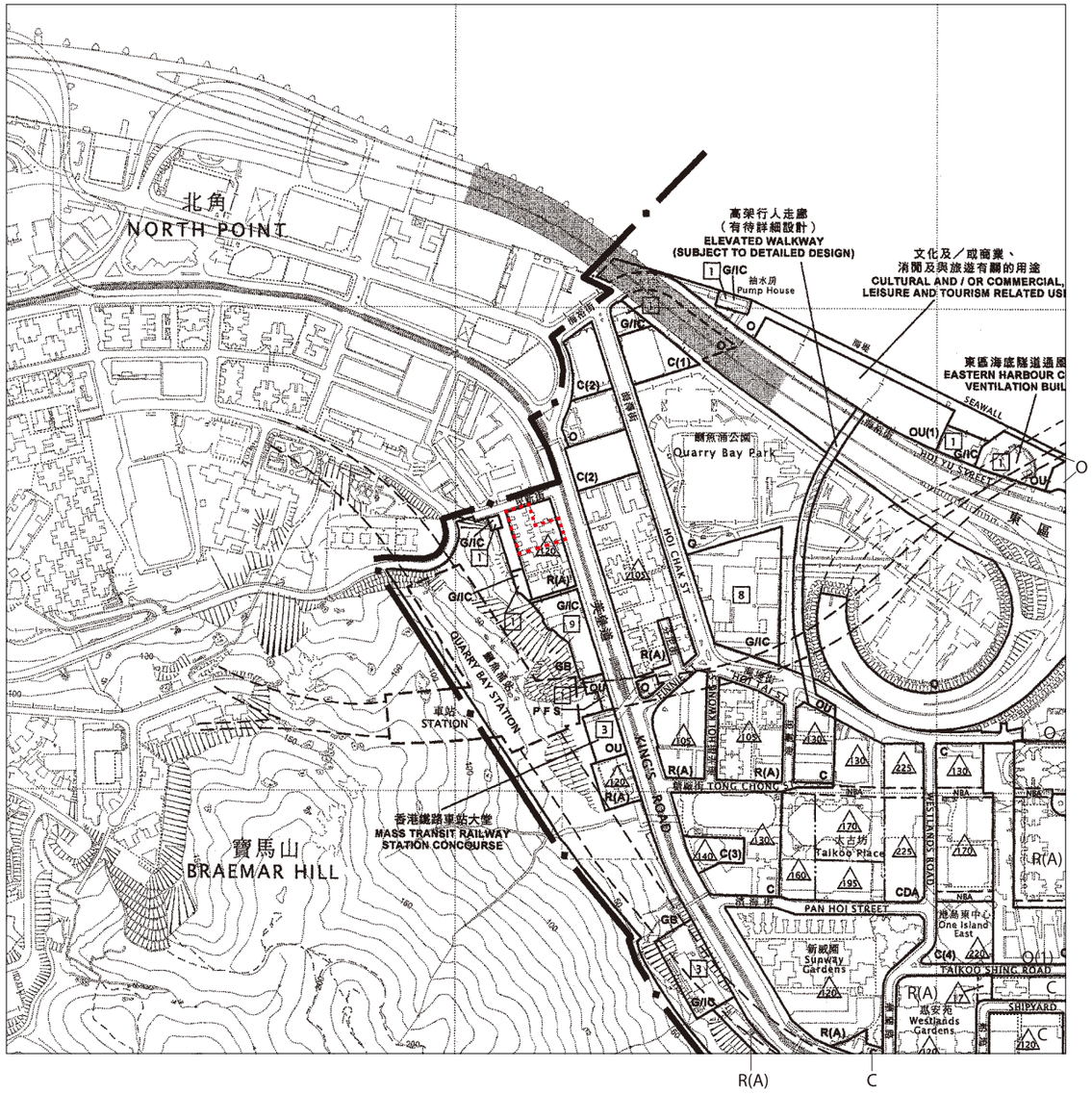
8. 關乎發展項目的分區計劃大綱圖等
OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



摘錄自2010年9月17日刊憲之鰂魚涌(港島規劃區第21區)分區計劃大綱核准圖，圖則編號為S/H21/28。
Adopted from part of the approved Hong Kong Planning Area No.21 - Quarry Bay - Outline Zoning Plan with Plan No. S/H21/28 gazetted on 17th September 2010.

圖例 NOTATION

地帶		Zones
商業	C	Commercial
綜合發展區	CDA	Comprehensive Development Area
住宅（甲類）	R(A)	Residential (Group A)
政府、機構或社區	G/IC	Government, Institution or Community
休憩用地	O	Open Space
其他指定用途	OU	Other Specified Uses
綠化地帶	GB	Green Belt

交通		Communications
鐵路及車站（地下）	車站 STATION	Railway and Station (Underground)
主要道路及路口		Major Road and Junction
高架道路		Elevated Road

其他		Miscellaneous
規劃範圍界線		Boundary of Planning Scheme
建築物高度管制區界線		Building Height Control Zone Boundary
最高建築物高度（在主水平基準上若干米）	120	Maximum Building Height (In Metres Above Principal Datum)
最高建築物高度（樓層數目）	1	Maximum Building Height (In Number of Storeys)
加油站	P F S	Petrol Filling Station
非建築用地	NBA	Non-Building Area

發展項目的界線
Boundary of the development

備註：因技術性問題，此分區計劃大綱核准圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this approved outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

8. 關乎發展項目的分區計劃大綱圖等
OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

摘錄自2017年8月25日刊憲之北角(港島規劃區第8區)分區計劃大綱核准圖，圖則編號為S/H8/26。
Adopted from part of the approved Hong Kong Planning Area No.8 - North Point - Outline Zoning Plan with Plan No. S/H8/26 gazetted on 25th August 2017.

圖例 NOTATION

地帶		Zones
商業	C	Commercial
綜合發展區	CDA	Comprehensive Development Area
商業 / 住宅	C/R	Commercial / Residential
住宅(甲類)	R(A)	Residential (Group A)
住宅(乙類)	R(B)	Residential (Group B)
住宅(戊類)	R(E)	Residential (Group E)
政府、機構或社區	G/IC	Government, Institution or Community
休憩用地	O	Open Space
其他指定用途	OU	Other Specified Uses
綠化地帶	GB	Green Belt

交通		Communications
鐵路及車站(地下)	車站 STATION	Railway and Station (Underground)
主要道路及路口		Major Road and Junction
高架道路		Elevated Road

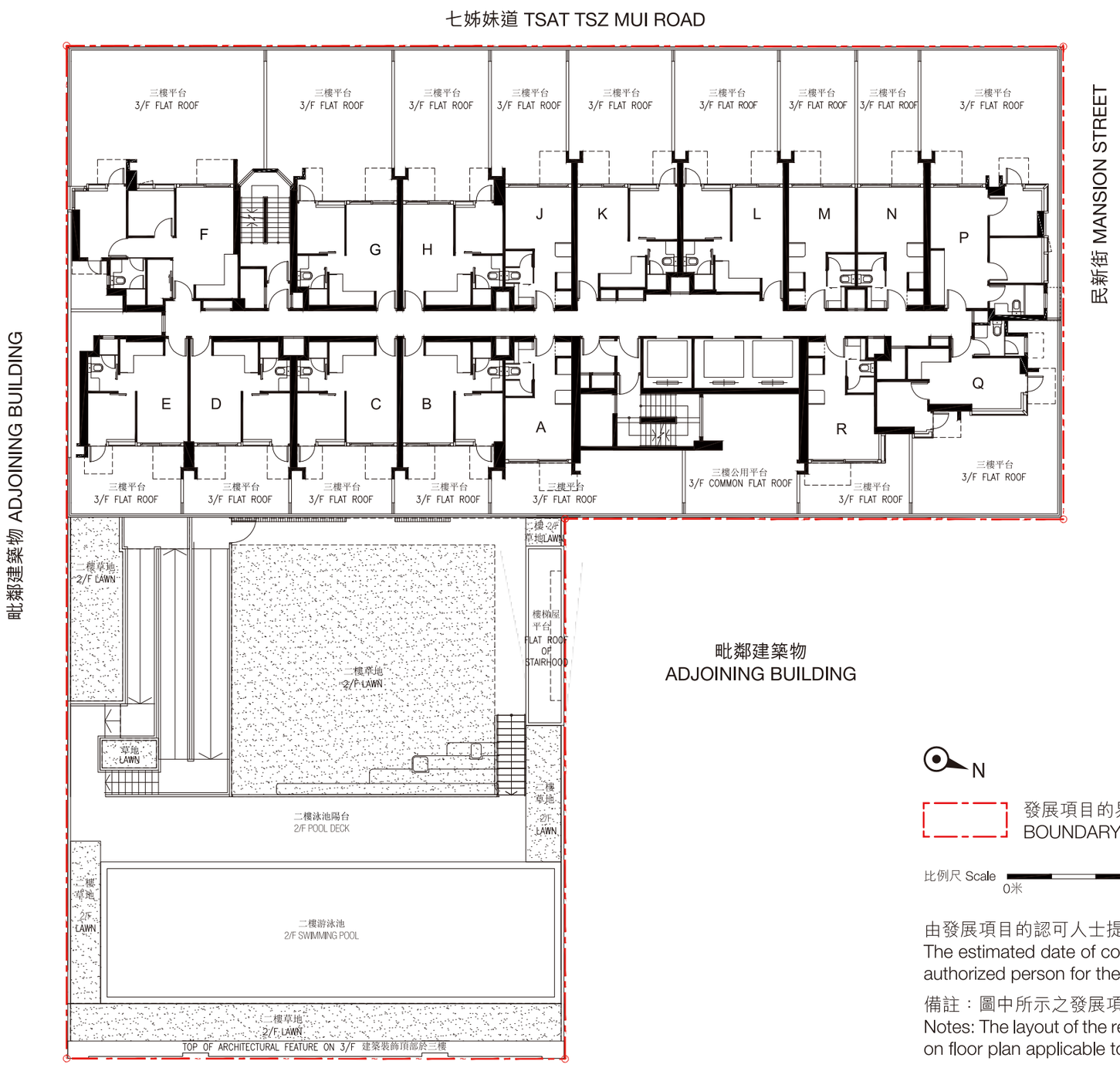
其他		Miscellaneous
規劃範圍界線		Boundary of Planning Scheme
建築物高度管制區界線		Building Height Control Zone Boundary
最高建築物高度 (在主水平基準上若干米)	100	Maximum Building Height (In Metres Above Principal Datum)
最高建築物高度 (樓層數目)	8	Maximum Building Height (In Number of Storeys)
非建築用地	NBA	Non-building Area

發展項目的界線
Boundary of the development

此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則
This area is not covered under Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be draft plan.

備註：因技術性問題，此分區計劃大綱核准圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
Note : Due to technical reasons, this approved outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

9. 發展項目的布局圖
LAYOUT PLAN OF THE DEVELOPMENT



N

發展項目的界線
BOUNDARY OF THE DEVELOPMENT

比例尺 Scale 0米 10米

由發展項目的認可人士提供的該等建築物及設施的預計落成日期為2019年4月30日。
The estimated date of completion of these buildings and facilities, as provided by the authorized person for the development is 30th April 2019.

備註：圖中所示之發展項目住宅樓層布局是參照適用於3樓住宅樓層之平面圖。
Notes: The layout of the residential floor of the development shown in the plan is based on floor plan applicable to 3/F.

10. 發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」的頁數。
The notes and legends on this page apply to all pages of "Floor plans of residential properties in the development".

備註：

1. 部分住宅單位的露台、工作平台、平台、天台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
2. 部分住宅單位內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅單位內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
4. 除特別標示外，分體式冷氣機之室外機會安裝於露台或工作平台的假天花之上，或冷氣機平台內。而3樓住宅單位則設於上層露台底、上層工作平台底的天花內或上層冷氣機平台底高位 。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

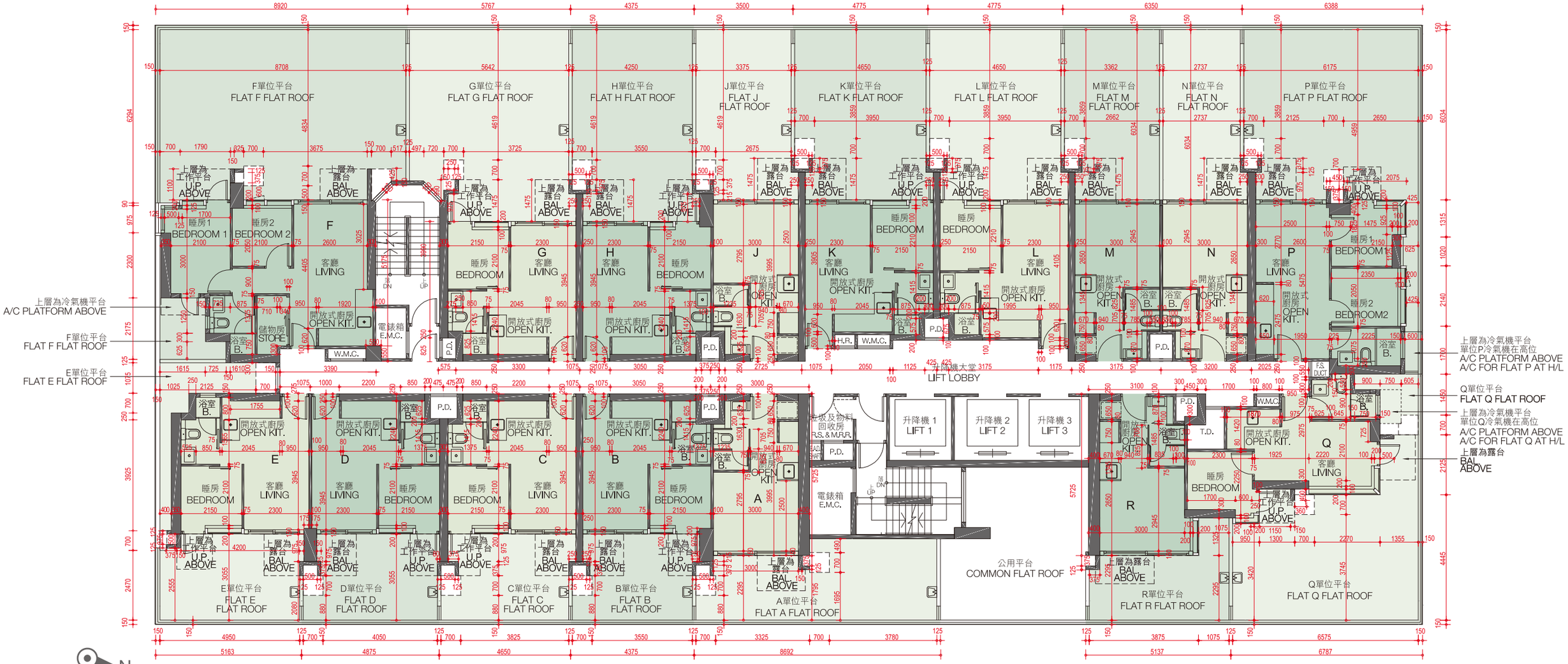
Notes :

1. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat roof, roof or external wall of some residential units.
2. There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential units for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. Apart from those indicated, the outdoor unit of split type air-conditioner will be installed above the false ceiling of balcony or utility platform, or at the air-conditioning platform. Those of each 3/F Flats is installed inside the false ceiling at the underside of the balcony or untility platform or high level under the air conditioning platform of the immediate upper floor.
5. Those icons of fittings and fitments shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and fitments actually provided and they are for indication and reference only.

樓面平面圖圖例
Legends of Floor Plans

A/C PLATFORM	=	冷氣機平台 Air-conditioning platform
A/C PLATFORM ABOVE	=	上層為冷氣機平台 Air-conditioning platform above
A/C FOR FLAT P AT H/L	=	單位P冷氣機在高位 Air-conditioning for flat P at high level
A/C FOR FLAT Q AT H/L	=	單位Q冷氣機在高位 Air-conditioning for flat Q at high level
B.	=	浴室 Bathroom
BAL.	=	露台 Balcony
BAL. ABOVE	=	上層為露台 Balcony above
DN	=	落 Down
E.A.D. SHAFT	=	排氣管 Exhaust air duct shaft
E.M.C.	=	電錶箱 Electric meter cabinet
F.S.DUCT.	=	消防槽位 Fire services duct
A	=	A 單位 Flat A
B	=	B 單位 Flat B
C	=	C 單位 Flat C
D	=	D 單位 Flat D
E	=	E 單位 Flat E
F	=	F 單位 Flat F
G	=	G 單位 Flat G
H	=	H 單位 Flat H
J	=	J 單位 Flat J
K	=	K 單位 Flat K
L	=	L 單位 Flat L
M	=	M 單位 Flat M
N	=	N 單位 Flat N
P	=	P 單位 Flat P
Q	=	Q 單位 Flat Q
R	=	R 單位 Flat R
H.R.	=	消防喉轆 Hose reel
LIVING	=	客廳 Living room
OPEN KIT.	=	開放式廚房 Open kitchen
P.D.	=	管槽 Pipe duct
R.S. & M.R.R.	=	垃圾及物料回收房 Refuse storage & material recovery room
T.D.	=	電訊槽 Telephone duct
U.P.	=	工作平台 Utility platform
U.P. ABOVE	=	上層為工作平台 Utility platform above
W.M.C.	=	水錶櫃 Water meter cabinet
⬚	=	隨樓附送的嵌入式裝置 Built-in fittings provided in the flats

3樓平面圖 3rd Floor Plan



備註：平面圖所列數字為以毫米標示之建築結構尺寸。
Note: The dimensions in floor plans are all structural dimensions in millimeter.

包括跌級樓板上之混凝土填充層厚度。
Inclusive of the thickness of mass concrete fill on sunken slab.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat															
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)	3/F	150	150	150	150	150	150, 175	150	150	150	150	150	175	175	150	150	150
層與層之間的高度#（毫米） Floor-to-Floor Height# (mm)		3350	3350	3350	3350	3350	3350	3350	3350	3350	3350	3350	3350	3350	3350	3350	3350

平台空白位置為供維修大廈設備使用的公共地方。
Blank areas on the flat roof are common areas for building facility maintenance.

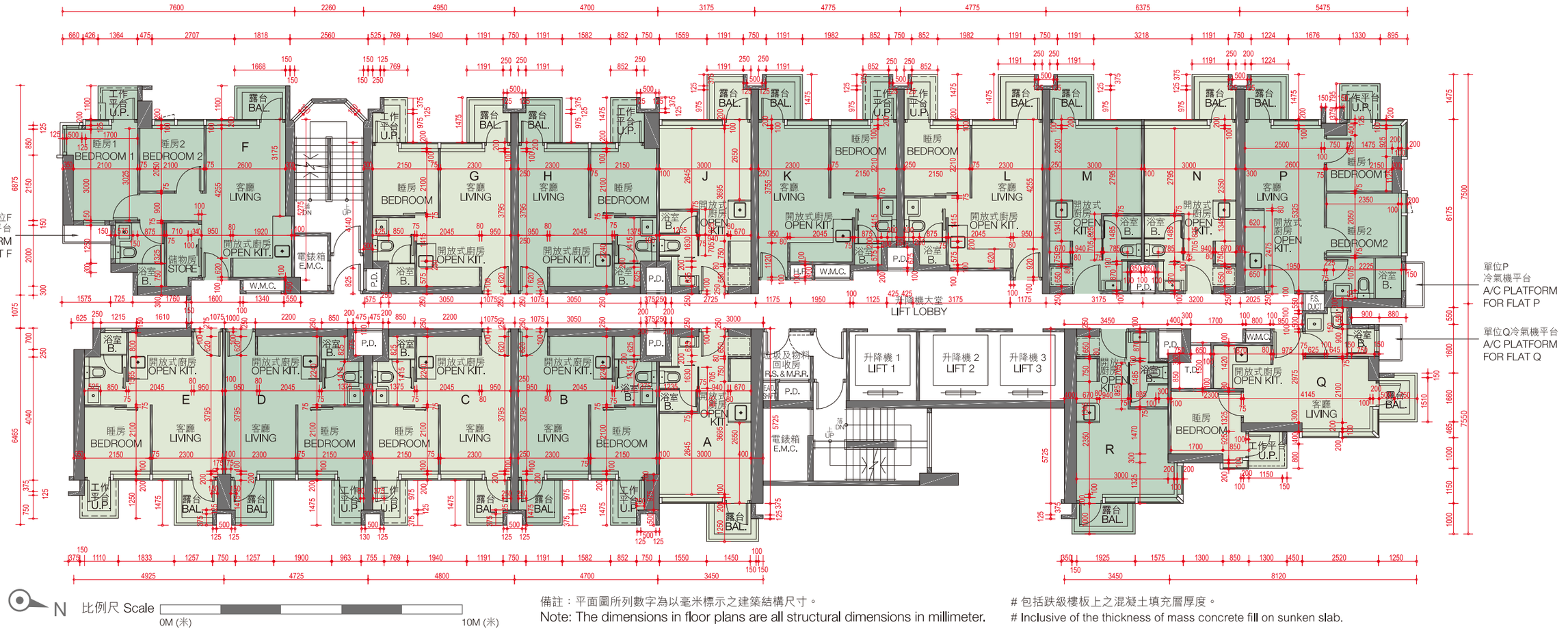
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第18頁為住宅物業樓面的平面圖而設之備註及圖例。
Please refer to page 18 of this sales brochure for the notes and legends of the floor plans of residential properties.

各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。
Those icons of fittings and fitments shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and fitments actually provided and they are for indication and reference only.

10. 發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

5樓至12樓、15樓至23樓、25樓至33樓及35樓至36樓平面圖
5th to 12th, 15th to 23rd, 25th to 33rd and 35th to 36th Floor Plan



備註：平面圖所列數字為以毫米標示之建築結構尺寸。
Note: The dimensions in floor plans are all structural dimensions in millimeter.

包括跌級樓板上之混凝土填充層厚度。
Inclusive of the thickness of mass concrete fill on sunken slab.

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat															
		A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)	5/F - 12/F, 15/F - 23/F, 25/F - 33/F & 35/F	150	150	150	150	150	150, 175	150	150	150	150	150	175	175	150	150	150
層與層之間的高度#（毫米） Floor-to-Floor Height# (mm)		3350	3350	3350	3350	3350	3350	3350	3350	3350	3350	3350	3350	3350	3350	3350	3350
樓板（不包括灰泥）的厚度（毫米） Thickness of Floor Slab (excluding plaster) (mm)	36/F	150	175	175	175	175	150, 175	150	150	150	175	175	200	200	150	150	150
層與層之間的高度#（毫米） Floor-to-Floor Height# (mm)		3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第18頁為住宅物業樓面的平面圖而設之備註及圖例。
Please refer to page 18 of this sales brochure for the notes and legends of the floor plans of residential properties.

各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。
Those icons of fittings and fitments shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and fitments actually provided and they are for indication and reference only.

11. 發展項目中的住宅物業的面積
AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積（不計算入實用面積），平方米（平方呎） Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
君豪峰 Novum East	3/F	A	19.768 (213) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	20.535 (221)	–	–	–	–	–	–
		B	23.343 (251) 露台 Balcony: – 工作平台 Utility Platfom: –	–	–	–	12.059 (130)	–	–	–	–	–	–
		C	23.685 (255) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	13.021 (140)	–	–	–	–	–	–
		D	23.410 (252) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	13.319 (143)	–	–	–	–	–	–
		E	24.476 (263) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	20.913 (225)	–	–	–	–	–	–
		F	38.287 (412) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	54.452 (586)	–	–	–	–	–	–
		G	24.468 (263) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	36.192 (390)	–	–	–	–	–	–
		H	23.343 (251) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	27.950 (301)	–	–	–	–	–	–
		J	18.316 (197) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	19.672 (212)	–	–	–	–	–	–
		K	23.688 (255) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	27.134 (292)	–	–	–	–	–	–
		L	24.078 (259) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	27.134 (292)	–	–	–	–	–	–
		M	17.911 (193) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	19.121 (206)	–	–	–	–	–	–
		N	18.078 (195) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	16.762 (180)	–	–	–	–	–	–
		P	31.934 (344) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	38.022 (409)	–	–	–	–	–	–
		Q	24.396 (263) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	33.451 (360)	–	–	–	–	–	–
		R	20.295 (218) 露台 Balcony: – 工作平台 Utility Platform: –	–	–	–	12.597 (136)	–	–	–	–	–	–

11. 發展項目中的住宅物業的面積
AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property			實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積（不計算入實用面積），平方米（平方呎） Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
君豪峰 Novum East	5/F – 12/F, 15/F – 23/F, 25/F – 33/F, 35/F – 36/F	A	21.715 (234) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		B	26.897 (290) 露台 Balcony: 2.0 (22) 工作平台 Utility Platfom: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		C	27.184 (293) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		D	26.910 (290) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		E	27.830 (300) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		F	41.933 (451) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		G	27.968 (301) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		H	26.897 (290) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		J	20.262 (218) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		K	27.189 (293) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		L	27.579 (297) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		M	19.911 (214) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		N	20.078 (216) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–
		P	35.688 (384) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		Q	27.813 (299) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	–	–	–	–	–	–	–	–	–	–
		R	22.124 (238) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: –	–	–	–	–	–	–	–	–	–	–

11. 發展項目中的住宅物業的面積
AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。
備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米= 10.764平方呎換算，並四捨五入至整數。
The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
Notes: Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are coverted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

12. 發展項目中的停車位的樓面平面圖
FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

不適用。

Not Applicable.

13. 臨時買賣合約的摘要
SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. 買方在簽立臨時買賣合約時向賣方（擁有人）繳付相等於樓價5%之臨時訂金。
2. 買方在簽署臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
3. 如買方沒有在訂立該臨時買賣合約之後的5個工作日內簽立正式買賣合約－
   i. 該臨時買賣合約即告終止；及
   ii. 買方支付的臨時訂金，即予沒收；及
   iii. 賣方（擁有人）不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。

1. A preliminary deposit which is equal to 5% of the purchase price is payable by the purchaser to the vendor (the owner) upon signing of the preliminary agreement for sale and purchase.
2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to sign the formal agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase –
   i. that preliminary agreement for sale and purchase is terminated; and
   ii. the preliminary deposit paid by the purchaser is forfeited; and
   iii. the vendor (the owner) does not have any further claim against the purchaser for the failure.

14. 公契的摘要
SUMMARY OF DEED OF MUTUAL COVENANT

1. 發展項目的公用部分

「公用地方與設施」統指「屋苑公用地方與設施」及「住宅公用地方與設施」，每類公用地方與設施在適用的情況下包括在《建築物管理條例》（第344章）第2條「公用部分」的定義所列舉的適當及相關公用部分。

「屋苑公用地方與設施」指擬供屋苑整體(並不限於任何個別單位或其任何部分)公用及共享的屋苑地方與設施，每位擁有人及佔用人可與所有其他擁有人及佔用人一同使用該部分，同時受公契的條款所約束及現存的權利及通行權所規限，當中包括但不限於: -

(a) 地基、柱、樑、樓板，以及不屬於或不構成商業發展或住宅發展一部分的其他結構性支承物及部分；

(b) 斜坡及護土牆(如有的話)；

(c) 提供安裝或使用天線廣播分導或電訊網絡設施的地方；

(d) 所有在附於公契的圖則上顯示為「屋苑公用地方」的屋苑地下或以上而非構成商業發展及住宅發展的屋苑外牆部分(包括在外牆上的玻璃幕牆及簷篷、建築鰭片及在其上的特色)；及

(e) 所有在附於公契的圖則上顯示為「屋苑公用地方」的屋苑部分；

(f) 公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道、電纜、水管、電線、管槽、總沖廁水管、總食水管，基於保安理由而安裝在屋苑公用地方的閉路電視及其他設施及設備，以及屋苑機械設備和其他類似的裝置、設施或服務、電力變壓房、電纜設施及為屋苑提供電力的所有關連設施及輔助電力裝置設備和設施；及

(g) 由首位擁有人按照公契的條款在任何時候指定用作「屋苑公用地方與設施」的其他地方、裝置及設施。

「住宅公用地方與設施」指擬供住宅發展整體(並不限於任何個別住宅單位或其任何部分)公用及共享的屋苑地方與設施，每位住宅單位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人一同使用該部分，同時受公契的條款所約束，當中包括但不限於: -

(a) 所有在附於公契的圖則上顯示為「住宅公用地方」的屋苑3樓以下而非構成商業發展或屋苑公用地方的屋苑外牆部分；

(b) 所有在屋苑3樓及以上而非構成住宅單位或屋苑公用地方的屋苑外牆部分，當中包括但不限於: -

(1) 在其上的建築鰭片及特色；

(2) 毗連住宅單位而用作安放冷氣機的平台(包括通風用的百葉窗(如有的話))，或指定用作安放冷氣機的其他地方(如有的話)；及

(3) 屋苑的玻璃幕牆結構，包括但不限於豎框及面版(但不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則組成有關住宅單位的部分)。為免生疑問，任何玻璃嵌板構成璃幕牆結構一部分而非完全包圍整個住宅單位，反而橫跨兩個或以上住宅單位，則該玻璃嵌板則構成住宅公用地方；

但不包括構成相關住宅單位的露台、工作平台或平台的玻璃欄杆、金屬欄杆或欄杆；

(c) 康樂地方與設施；

(d) 管理員、看守員及管理公司職員的辦公室及/或櫃台；

(e) 屋苑的庇護層；

(f) 所有在附於公契的圖則上顯示為「住宅公用地方」的部分；

(g) 所有位於住宅公用地方內的升降機、電線、電纜、導管、喉管、排水渠、基於保安理由而安裝在住宅公用地方的閉路電視及其他設施及設備、位於康樂地方與設施的運動及康樂設施，以及專屬住宅發展的所有機電裝置及設備；及

(h) 以及由首位擁有人按照公契的條款在任何時候指定用作「住宅公用地方與設施」的額外地方、裝置及設施。

2. 分配予發展項目中的每個住宅物業的不可分割份數的數目

樓層* \ 室	A	B	C	D	E	F	G	H
3/F	21/16,000	24/16,000	24/16,000	24/16,000	26/16,000	43/16,000	27/16,000	25/16,000
5/F-36/F	21/16,000	26/16,000	27/16,000	26/16,000	27/16,000	41/16,000	27/16,000	26/16,000

樓層* \ 室	J	K	L	M	N	P	Q	R
3/F	19/16,000	25/16,000	26/16,000	18/16,000	19/16,000	34/16,000	27/16,000	21/16,000
5/F-36/F	20/16,000	27/16,000	27/16,000	19/16,000	20/16,000	35/16,000	27/16,000	22/16,000

*備註：不設4樓, 13樓, 14樓, 24樓及34樓。

3. 發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止管理人的委任為止。

4. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

每個住宅單位的擁有人應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔發展項目的管理開支（包括管理人酬金）。該應繳的份額比例，應與分配給該擁有人的住宅單位的管理份數佔分配給發展項目內所有住宅單位的總管理份數的比例相同。

此外，管理人專為開放式廚房單位而實施及履行有關消防安全管理計劃和消防系統的各種計劃，每個開放式廚房單位的擁有人須就有關的估算開支，每月按照分配給其單位的管理份數的比例向管理人繳付為實施及履行有關消防安全管理計劃和消防系統的各種計劃的估算開支而其應繳的份額，而有關的估算開支將納入住宅管理預算案。所有住宅單位均為開放式廚房單位。

5. 計算管理費按金的基準

管理費按金相等於就其單位按首個年度管理預算案釐定而須繳交的三個月管理費。

6. 擁有人在發展項目中保留作自用的範圍（如有的話）

不適用。

註：除非本售樓説明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

14. 公契的摘要
SUMMARY OF DEED OF MUTUAL COVENANT

1. The common parts of the development

"Common Areas and Facilities" means collectively the Estate Common Areas and Facilities and the Residential Common Areas and Facilities, each of which shall, where applicable, include those appropriate and relevant common parts covered by the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap. 344) .

"Estate Common Areas and Facilities" means those parts and facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way, to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts and facilities include but not limited to: -

(a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or do not form part of the Commercial Development or the Residential Development;

(b) the Slopes and Retaining Walls (if any);

(c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;

d) all those parts of the external walls of the Estate (including the curtain walls and canopies thereof, architecture fins and features thereon) at and above the ground floor of the Estate not forming part of the Commercial Development and the Residential Development and shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;

(e) all those parts of the Estate shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;

(f) communal aerial, all signal receivers, sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Estate, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate ; and

(g) such additional areas and devices and facilities of the Estate as may at any time be designated as the Estate Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

"Residential Common Areas and Facilities" means those parts and facilities of the Estate intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units and which said parts and facilities include but not limited to: -

a) all those parts of the external walls of the Estate below the 3rd floor of the Estate not forming part of the Commercial Development or the Estate Common Areas and shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;

(b) all those parts of the external walls of the Estate at and above the 3rd floor of the Estate not forming part of the Residential Units or the Estate Common Areas including but not limited to: -
(1) the architecture fins and features thereon;
(2) the air-conditioner platforms (including the louvers thereof (if any)) adjacent to the Residential Units or such other area(s), if any, as may be designated for such purpose; and
(3) the curtain wall structures of the Estate including but not limited to the mullions and cladding (except (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units). For the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that does not wholly enclose a Residential Unit but extends across two or more Residential Units shall form part of the Residential Common Areas,
BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms or flat roofs which form parts of the relevant Residential Units;

(c) the Recreational Areas and Facilities;

(d) office and/or counter for caretakers, watchmen and management staff;

(e) the refuge floor of the Estate;

(f) all those parts of the Estate shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;

(g) all lifts designated in the Residential Common Areas, wires, cables, ducts, pipes, drains, CCTV and other facilities and equipment installed in the Residential Common Areas for security purpose, the sports and recreational facilities in the Recreational Areas and Facilities, and all mechanical and electrical installations and equipment exclusively for the Residential Development; and

(h) such additional areas and devices and facilities of the Estate as may at any time be designated as the Residential Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

2. The number of undivided shares assigned to each residential property in the development

Floor* \ Flat	A	B	C	D	E	F	G	H
3/F	21/16,000	24/16,000	24/16,000	24/16,000	26/16,000	43/16,000	27/16,000	25/16,000
5/F-36/F	21/16,000	26/16,000	27/16,000	26/16,000	27/16,000	41/16,000	27/16,000	26/16,000

Floor* \ Flat	J	K	L	M	N	P	Q	R
3/F	19/16,000	25/16,000	26/16,000	18/16,000	19/16,000	34/16,000	27/16,000	21/16,000
5/F-36/F	20/16,000	27/16,000	27/16,000	19/16,000	20/16,000	35/16,000	27/16,000	22/16,000

* Note: 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

3. The term of years for which the manager of the development is appointed

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter until the termination of the Manager's appointment in accordance with the provisions thereof.

4. The basis on which the management expenses are shared among the owners of the residential properties in the development

The Owner of each Residential Unit shall contribute towards the management expenses (including the Manager's remuneration) of the development by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the development.

In addition, for the carrying out and implementation of the plans of the Fire Safety Management Plan and the fire services system serving the Open Kitchen Units exclusively by the Manager, the Owner of each Open Kitchen Unit shall pay to the Manager his due share of the relevant budgeted expenses for the carrying out and implementation of the plans of the Fire Safety Management Plan and the said fire services system on a monthly basis in accordance with and in proportion to the Management Units allocated to his Unit. The relevant budgeted expenses shall be included in the Residential Management Budget. All residential units are the Open Kitchen Units.

5. The basis on which the management fee deposit is fixed

The management fee deposit is equivalent to three months' management contribution based on the first annual Management Budget payable in respect of his Unit.

6. The area (if any) in the development retained by the owner for that owner's own use

Not applicable.

Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.

15. 批地文件的摘要
SUMMARY OF LAND GRANT

1. 發展項目位處於鰂魚涌內地段第4號C段餘段、鰂魚涌內地段第4號C段第2分段餘段、鰂魚涌內地段第4號C段第2分段A段餘段、鰂魚涌內地段第4號C段第2分段B段餘段、鰂魚涌內地段第4號D段餘段、鰂魚涌內地段第4號D段第1分段餘段、鰂魚涌內地段第4號D段第1分段A段餘段、鰂魚涌內地段第4號D段第1分段B段餘段、鰂魚涌內地段第4號D段第1分段C段餘段、鰂魚涌內地段第4號D段第1分段D段、鰂魚涌內地段第4號D段第2分段餘段、鰂魚涌內地段第4號D段第2分段A段餘段、鰂魚涌內地段第4號D段第4分段、鰂魚涌內地段第4號D段第5分段及鰂魚涌內地段第4號D段第6分段（統稱「發展地段」）。

2. 發展地段是根據一份日期為1932年12月31日的鰂魚涌內地段第4號的政府租契持有（「租契」）。租契的批租年期由1894年7月2日開始999年。

3. 租契規定:如非事先獲得政府的許可，發展地段不得被用作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務。

   根據一份日期為2015年6月23日並登記於土地註冊處註冊摘要編號為15070801110019的厭惡性行業牌照，政府經已批准發展地段的註冊擁有人在發展地段上經營或從事製糖、油料（加油站除外）、售肉、食物供應及旅館的行業或業務，但須受該牌照施加的條件所規限。

4. 租契規定承租人:「此後不時及無論何時，並在每當情況有需要時及要求時，由承租人自費妥善地及足夠地修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存此時或其後任何時間在該片或該幅土地上豎立的該宅院或物業單位、以及所有其他豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的修葺、清洗及修改工程，以達致令陛下的工務司滿意為止。」

5. 租契規定承租人:「在該批租年期內，須不時按需要而要求、承擔、支付及准許合理分擔和按比例計算的費用及收費，以支付建造、建築、修葺及修改為在此表明予以批租的該處所所需、或在此表明予以批租的該處所內、或屬於在此表明予以批租的該處所的所有或任何道路、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠，或需與鄰近或毗鄰的樓宇共用的該等設施的任何部分。有關的付款比例由工務司釐定及確定，並可當作欠繳地租的性質追討。」

6. 租契規定:「陛下由其該工務司、或獲指派代表陛下行事的其他人，有權在該批租年期內，每年兩次或多次在日間的合理時間內進入該處所，從而視察及檢查該處所的狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正的地方時，須在該處所或有關部分留下書面通知，或向該處所的承租人發出書面通知，要求承租人須在三個曆月內，就上述問題進行維修及修正。之後承租人須於三個曆月內就所有該等頹敗、損壞及需要維修及修正的地方進行維修及修正。」

7. 租契規定:「如因應改善殖民地，或不論任何其他公共目的所需，陛下擁有全權可向承租人在發出三個曆月的通知後，並且根據工務司公平客觀地估值該土地及在其上面的建築物，向承租人作出全面合理的賠償後，從而收回、進入及再佔管該處所的所有部分或任何部分。本項權利一旦行使，本文在此所訂立的年期及產業權將分別終止、終結及無效。」

1. The development is situated on the Remaining Portion of Section C of Quarry Bay Inland Lot No. 4, the Remaining Portion of Sub-section 2 of Section C of Quarry Bay Inland Lot No. 4, the Remaining Portion of Section A of Sub-section 2 of Section C of Quarry Bay Inland Lot No. 4, the Remaining Portion of Section B of Sub-section 2 of Section C of Quarry Bay Inland Lot No. 4, the Remaining Portion of Section D of Quarry Bay Inland Lot No. 4, the Remaining Portion of Sub-section 1 of Section D of Quarry Bay Inland Lot No. 4, the Remaining Portion of Section A of Sub-section 1 of Section D of Quarry Bay Inland Lot No. 4, the Remaining Portion of Section B of Sub-section 1 of Section D of Quarry Bay Inland Lot No. 4, the Remaining Portion of Section C of Sub-section 1 of Section D of Quarry Bay Inland Lot No. 4, Section D of Sub-section 1 of Section D of Quarry Bay Inland Lot No. 4, the Remaining Portion of Sub-section 2 of Section D of Quarry Bay Inland Lot No. 4, the Remaining Portion of Section A of Sub-section 2 of Section D of Quarry Bay Inland Lot No. 4, Sub-section 4 of Section D of Quarry Bay Inland Lot No. 4, Sub-section 5 of Section D of Quarry Bay Inland Lot No. 4 and Sub-section 6 of Section D of Quarry Bay Inland Lot No. 4 (collectively "the Lots").

2. The Lots are held under the Government Lease of Quarry Bay Inland Lot No. 4 dated 31st December 1932 ("the Lease") for a term of 999 years commencing from 2nd July 1894.

3. The Lease stipulates that the Lots shall not be used for the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler, or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever, without the previous licence of the Government.

   By an Offensive Trade Licence dated 23rd June 2015 and registered in the Land Registry by Memorial No. 15070801110019, the Government has granted licence to the registered owner of the Lots to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper in or upon the Lots subject to the conditions imposed therein.

4. The Lease requires the Lessee "will from time to time and at all times hereafter when where and as often as need or occasion shall require at the Lessee's own costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of His Majesty's Director of Public Works. "

5. The Lease requires the Lessee "will during the said term as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party-walls draughts private or public sewers and drains requisite for or in or belonging to the said premises hereby expressed to be demised or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the Director and shall be recoverable in the nature of rent in arrear. "

6. The Lease provides that "it shall be lawful for His Majesty by His said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the said premises to view and examine the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view or views shall be found to give or leave notice in writing at or upon the said premises or some part thereof unto or for the Lessee to repair and amend the same within Three Calendar Months then next following within which time the Lessee will repair and amend the same accordingly."

7. The Lease provides that "His Majesty shall have full power to resume enter into and re-take possession of all or any part of the said premises if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months' notice being given to the Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the Lessee at a valuation to be fairly and impartially made by the Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void".

16. 公共設施及公眾休憩用地的資料
INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施
不適用。

B. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施
不適用。

C. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小
不適用。

D. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分
不適用。

E. 在該圖則上顯示該等設施、休憩用地及土地中的該等部分的位置的圖則
不適用。

F. 在該圖則上該等設施、休憩用地及土地中的該等部分以與批地文件或撥出私人地方供公眾使用的契據(視屬何情況而定)中相同的顏色、格式或圖案(視何者適用而定)著色或以陰影顯示
不適用。

G. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文
不適用。

H. 撥出私人地方供公眾使用的契據中關於該等設施、休憩用地及土地中的該等部分的條文
不適用。

I. 指明住宅物業的每一公契中關於該等設施、休憩用地及土地中的該等部分的條文
不適用。

A. Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use
Not applicable.

B. Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development
Not applicable.

C. The size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development
Not applicable.

D. Any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)
Not applicable.

E. A plan that shows the location of those facilities and open spaces, and those parts of the land
Not applicable.

F. A plan that has those facilities and open spaces, and those parts of the land, coloured or shaded in the same colour, format or pattern (as applicable) as in the land grant or the deed of dedication
Not applicable.

G. Provisions of the land grant that concern those facilities and open spaces, and those parts of the land mentioned above
Not applicable.

H. Provisions of the deed of dedication that concern those facilities and open spaces , and those parts of the land mentioned above
Not applicable.

I. Provisions of every deed of mutual covenant in respect of the specified residential property, that concern those facilities and open spaces, and those parts of the land mentioned above
Not applicable.

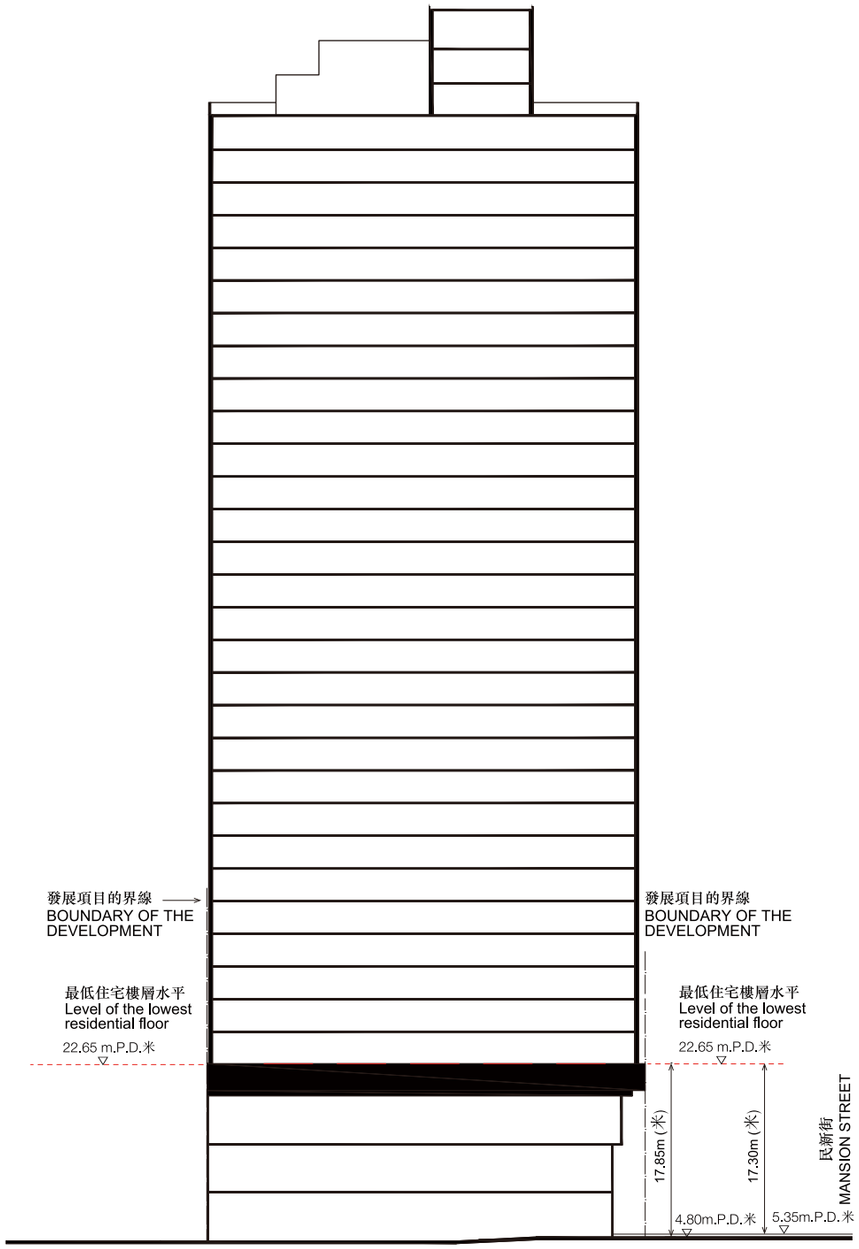
17. 對買方的警告
WARNING TO PURCHASERS

1. 此提示建議你聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表你行事。
2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：－
   (i) 該律師事務所可能不能夠保障你的利益；及
   (ii) 你可能要聘用一間獨立的律師事務所。
4. 如屬3.(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.
2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.
3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you: -
   (i) that firm may not be able to protect your interests; and
   (ii) you may have to instruct a separate firm of solicitors.
4. In the case of paragraph 3.(ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

18. 發展項目中的建築物的橫截面圖
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

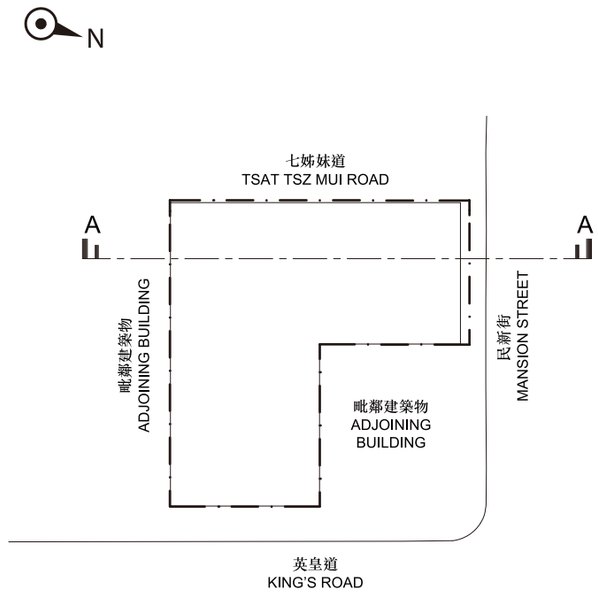
	天台頂	ROOF TOP
	機電房	E & M ROOMS
	機電房	E & M ROOMS
R/F	天台庇護層	REFUGE ROOF
36/F	住宅樓層	RESIDENTIAL FLOOR
35/F	住宅樓層	RESIDENTIAL FLOOR
33/F	住宅樓層	RESIDENTIAL FLOOR
32/F	住宅樓層	RESIDENTIAL FLOOR
31/F	住宅樓層	RESIDENTIAL FLOOR
30/F	住宅樓層	RESIDENTIAL FLOOR
29/F	住宅樓層	RESIDENTIAL FLOOR
28/F	住宅樓層	RESIDENTIAL FLOOR
27/F	住宅樓層	RESIDENTIAL FLOOR
26/F	住宅樓層	RESIDENTIAL FLOOR
25/F	住宅樓層	RESIDENTIAL FLOOR
23/F	住宅樓層	RESIDENTIAL FLOOR
22/F	住宅樓層	RESIDENTIAL FLOOR
21/F	住宅樓層	RESIDENTIAL FLOOR
20/F	住宅樓層	RESIDENTIAL FLOOR
19/F	住宅樓層	RESIDENTIAL FLOOR
18/F	住宅樓層	RESIDENTIAL FLOOR
17/F	住宅樓層	RESIDENTIAL FLOOR
16/F	住宅樓層	RESIDENTIAL FLOOR
15/F	住宅樓層	RESIDENTIAL FLOOR
12/F	住宅樓層	RESIDENTIAL FLOOR
11/F	住宅樓層	RESIDENTIAL FLOOR
10/F	住宅樓層	RESIDENTIAL FLOOR
9/F	住宅樓層	RESIDENTIAL FLOOR
8/F	住宅樓層	RESIDENTIAL FLOOR
7/F	住宅樓層	RESIDENTIAL FLOOR
6/F	住宅樓層	RESIDENTIAL FLOOR
5/F	住宅樓層	RESIDENTIAL FLOOR
3/F	住宅樓層	RESIDENTIAL FLOOR
	結構轉接層	TRANSFER PLATE
2/F	有蓋園景 / 康樂設施 / 機電房	COVERED LANDSCAPE / RECREATIONAL FACILITIES / E & M ROOMS
1/F	餐廳 / 機電房	RESTAURANT / E & M ROOMS
G/F	餐廳 / 入口大堂	RESTAURANT / ENTRANCE LOBBY



橫截面圖 A-A
Cross - section Plan A-A

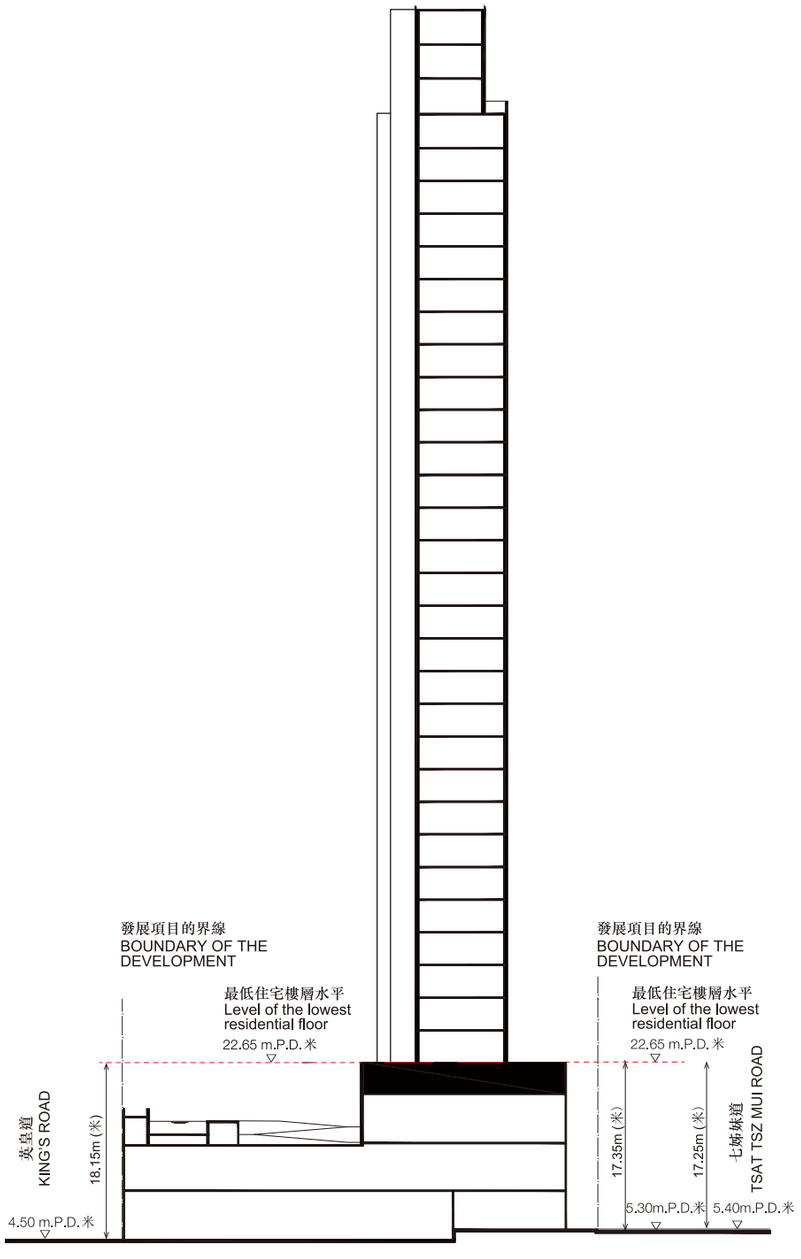
1. 毗連建築物的一段民新街為香港主水平基準以上4.80-5.35米。
2. 建築物最低住宅樓層水平為香港主水平基準以上22.65米。
3. 紅色虛線為最低住宅樓層水平。

1. The part of Mansion Street adjacent to the building is 4.80-5.35 metres above Hong Kong Principal Datum.
2. The level of the lowest residential floor is 22.65 metres above Hong Kong Principal Datum.
3. Red dotted line denotes the level of the lowest residential floor.



18. 發展項目中的建築物的橫截面圖
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

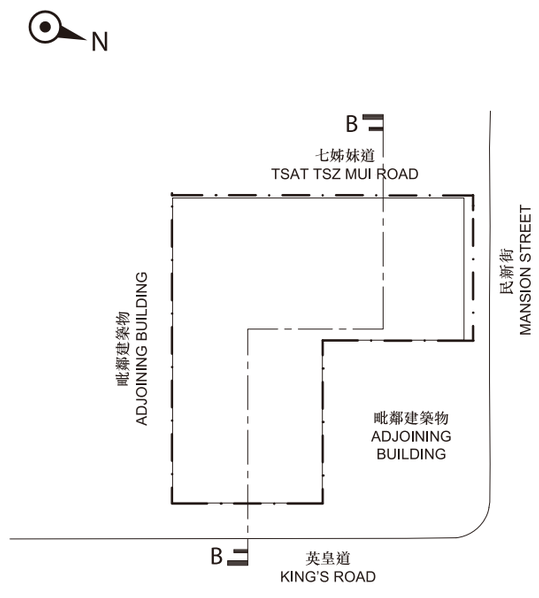
	天台頂	ROOF TOP
	機電房	E & M ROOMS
	機電房	E & M ROOMS
R/F	天台庇護層	REFUGE ROOF
36/F	住宅樓層	RESIDENTIAL FLOOR
35/F	住宅樓層	RESIDENTIAL FLOOR
33/F	住宅樓層	RESIDENTIAL FLOOR
32/F	住宅樓層	RESIDENTIAL FLOOR
31/F	住宅樓層	RESIDENTIAL FLOOR
30/F	住宅樓層	RESIDENTIAL FLOOR
29/F	住宅樓層	RESIDENTIAL FLOOR
28/F	住宅樓層	RESIDENTIAL FLOOR
27/F	住宅樓層	RESIDENTIAL FLOOR
26/F	住宅樓層	RESIDENTIAL FLOOR
25/F	住宅樓層	RESIDENTIAL FLOOR
23/F	住宅樓層	RESIDENTIAL FLOOR
22/F	住宅樓層	RESIDENTIAL FLOOR
21/F	住宅樓層	RESIDENTIAL FLOOR
20/F	住宅樓層	RESIDENTIAL FLOOR
19/F	住宅樓層	RESIDENTIAL FLOOR
18/F	住宅樓層	RESIDENTIAL FLOOR
17/F	住宅樓層	RESIDENTIAL FLOOR
16/F	住宅樓層	RESIDENTIAL FLOOR
15/F	住宅樓層	RESIDENTIAL FLOOR
12/F	住宅樓層	RESIDENTIAL FLOOR
11/F	住宅樓層	RESIDENTIAL FLOOR
10/F	住宅樓層	RESIDENTIAL FLOOR
9/F	住宅樓層	RESIDENTIAL FLOOR
8/F	住宅樓層	RESIDENTIAL FLOOR
7/F	住宅樓層	RESIDENTIAL FLOOR
6/F	住宅樓層	RESIDENTIAL FLOOR
5/F	住宅樓層	RESIDENTIAL FLOOR
3/F	住宅樓層	RESIDENTIAL FLOOR
	結構轉接層	TRANSFER PLATE
2/F	有蓋園景 / 康樂設施 / 機電房	COVERED LANDSCAPE / RECREATIONAL FACILITIES / E & M ROOMS
1/F	餐廳 / 機電房	RESTAURANT / E & M ROOMS
G/F	餐廳 / 入口大堂	RESTAURANT / ENTRANCE LOBBY



橫截面圖 B-B
Cross - section Plan B-B

1. 毗連建築物的一段英皇道為香港主水平基準以上4.50米。
2. 毗連建築物的一段七姊妹道為香港主水平基準以上5.30-5.40米。
3. 建築物最低住宅樓層水平為香港主水平基準以上22.65米。
4. 紅色虛線為最低住宅樓層水平。

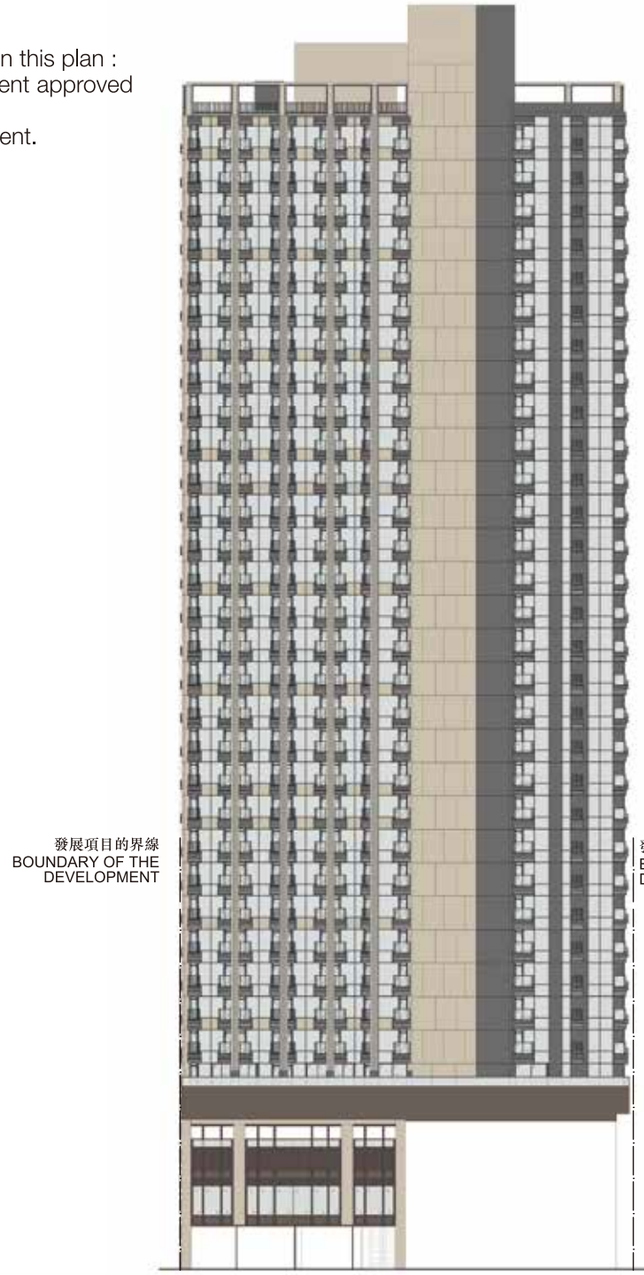
1. The part of King's Road adjacent to the building is 4.50 metres above Hong Kong Principal Datum.
2. The part of Tsat Tsz Mui Road adjacent to the building is 5.30-5.40 metres above Hong Kong Principal Datum.
3. The level of the lowest residential floor is 22.65 meters above Hong Kong Principal Datum.
4. Red dotted line denotes the level of the lowest residential floor.



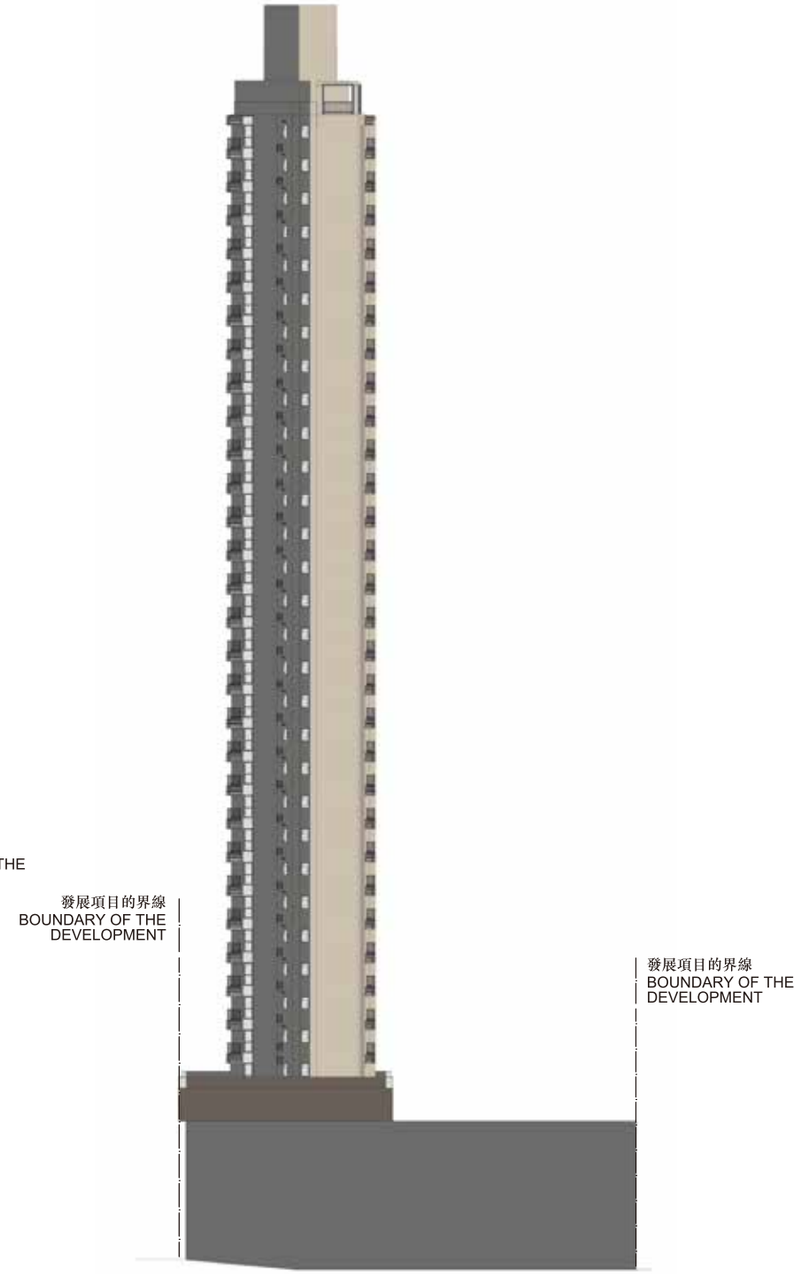
19. 立面圖
ELEVATION PLAN

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2017年8月7日的情況為準的該發展項目的經建築事務監督批准的建築圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

Authorized person for the development certified that the elevation shown on this plan :
1. is prepared on the basis of the general building plans for the development approved by the Building Authority as of 7th August 2017; and
2. is in general accordance with the outward appearance of the development.



東面立面圖
East Elevation

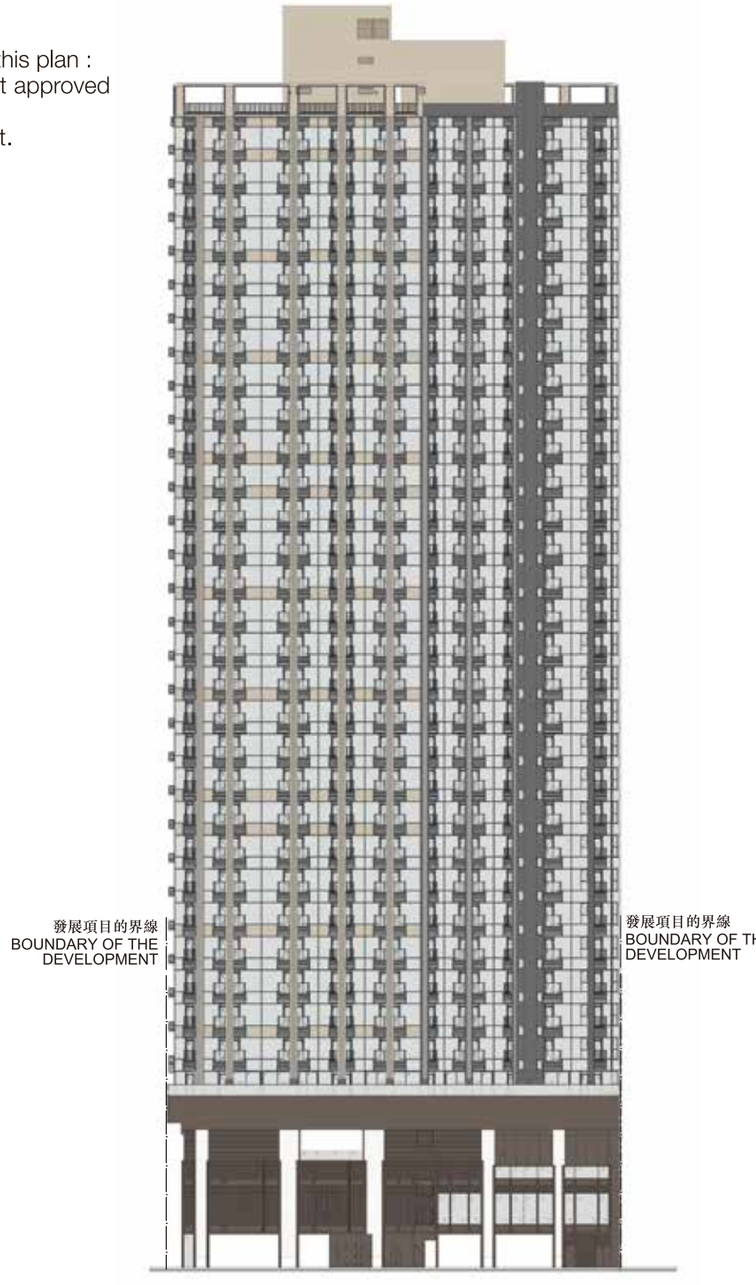


南面立面圖
SOUTH ELEVATION

19. 立面圖
ELEVATION PLAN

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2017年8月7日的情況為準的該發展項目的經建築事務監督批准的建築圖則為基礎擬備；及
2. 大致上與該發展項目的外觀一致。

Authorized person for the development certified that the elevation shown on this plan :
1. is prepared on the basis of the general building plans for the development approved by the Building Authority as of 7th August 2017; and
2. is in general accordance with the outward appearance of the development.



西面立面圖
WEST ELEVATION

北面立面圖
NORTH ELEVATION

20. 發展項目中的公用設施的資料
INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

公用設施 Common Facilities	位置 Location	有上蓋遮蓋之面積 Covered Area		沒有上蓋遮蓋之面積 Uncovered Area		總面積 Total Area	
		(平方米 sq. m.)	(平方呎 sq. ft.)	(平方米 sq. m.)	(平方呎 sq. ft.)	(平方米 sq. m.)	(平方呎 sq. ft.)
(a) 住客會所 (包括供住客使用的任何康樂設施) Residents' Clubhouse (including any recreational facilities for residents' use)	2樓 2/F	511.153	5502	474.492	5107	985.645	10609
(b) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱) A communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise)	不適用 Not applicable	–	–	–	–	–	–
(c) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋園景的遊樂場或有其他名稱) A communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise)	2樓 2/F	86.642	933	–	–	86.642	933

備註：以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。
Note : Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

21. 閱覽圖則及公契
INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 —
本住宅物業的每一公契在將本住宅物業提供出售的日期的最新擬稿。
(b) 無須為閱覽付費。

1. Copies of outline zoning plans relating to the development are available for inspection at www.ozp.tpb.gov.hk.
2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold –
the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold.
(b) The inspection is free of charge.

22. 裝置、裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES

1. 外部裝修物料

		描述	
a	外牆	裝修物料的類型	基座外牆：主要為玻璃幕牆，鋁飾板，天然石及綠牆 住宅大樓：外牆主要為鋁窗、玻璃幕牆及陶瓷瓦
b	窗	框的用料	聚偏二氟乙烯噴塗鋁窗框
		玻璃的用料	單位窗戶主要為低幅射鍍膜玻璃 浴室或洗手間窗戶為不透明玻璃(只適用於E、F、P、Q單位)
c	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
d	花槽	裝修物料的類型	不適用
e	陽台或露台	裝修物料的類型	(i) 露台：裝有夾層玻璃欄河 (ii) 地台：鋪砌瓷磚及戶外環保木 (iii) 牆身：鋪砌瓷磚 (iv) 天花：鋪設聚偏二氟乙烯噴塗鋁質條子天花 (v) 陽台：不適用
		是否有蓋	露台有蓋
f	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

a	大堂	地下住宅入口大堂裝修物料的類型	外露牆身鋪砌天然石、不銹鋼飾板、木飾面及鏡面特製牆飾。	外露地台鋪砌天然石	部分石膏板假天花表面髹上乳膠漆，部分為木飾面板	
		公用升降機大堂裝修物料的類型(1/F-2/F)	外露牆身鋪砌天然石、不銹鋼飾板、木飾面及鏡面特製牆飾。	外露地台鋪砌天然石	部分石膏板假天花表面髹上乳膠漆，部分為木飾面板	
		公用升降機大堂裝修物料的類型(3/F-36/F)*	外露牆身鋪砌天然石、不銹鋼飾板、木飾面及膠板。	外露地台鋪砌天然石及高溫磚	部分石膏板假天花表面髹上乳膠漆，部分為木飾面板	
b	內牆及天花板		牆壁	天花板		
		客廳裝修物料的類型	乳膠漆	乳膠漆		
		睡房裝修物料的類型	乳膠漆	乳膠漆		
c	內部地板		地板	牆腳線		
		客廳裝修用料的類型	木紋地磚，另通往露台門户的室內地台圍邊部分鋪砌天然石(如有)	木牆腳線		
		睡房裝修用料的類型	木紋地磚，另通往工作平台門户的室內地台圍邊部分鋪砌天然石(如有)	木牆腳線		
d	浴室		牆壁	地板	天花板	
		裝修物料的類型	外露牆身鋪砌瓷磚	外露地台鋪砌木紋地磚	石膏板假天花表面髹上乳膠漆	
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
e	廚房		牆壁	地板	天花板	灶台
		裝修物料的類型	外露牆身鋪砌飾面玻璃、膠板及瓷磚	外露地台鋪砌木紋地磚	石膏板假天花表面髹上乳膠漆	人造石檯面
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

*不設4樓、13樓、14樓、24樓及34樓

3. 室內裝置

a	門	單位大門	防火實心木掩門	木皮飾面	電子門鎖、防盜眼、門鼓及門擋
		露台門	聚偏二氟乙烯噴塗鋁質框玻璃掩門	低幅射鍍膜玻璃	門鎖
		工作平台門	聚偏二氟乙烯噴塗鋁質框玻璃掩門	低幅射鍍膜玻璃	門鎖
		3樓平台門	聚偏二氟乙烯噴塗鋁門框玻璃掩門(適用於B,C,D,E,F,G,H,K,L及P單位之睡房、Q單位之客廳及睡房)	低幅射鍍膜玻璃	門鎖
			聚偏二氟乙烯噴塗鋁門框玻璃趟門(適用於B,C,D,E,F,G,H,K,L及P單位之客廳、A,J,M,N及R單位)		
		睡房門	中空木掩門 (適用於F, P & Q單位)	木皮飾面	門鎖及門擋
			中空木趟門 (適用於B,C,D,E,G,H,K及L單位)	膠板飾面	趟門鎖
		浴室門	中空木掩門 (適用於F, P & Q單位)	木皮飾面	門鎖及門擋
			中空木趟門(適用於A,B,C,D,E,G,H,J,K,L,M,N及R單位)	膠板飾面	趟門鎖
		儲物房門	中空木趟門(適用於F單位)	木皮飾面	趟門鎖
b	浴室		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	洗手盆檯面	天然石 (適用於B,C,D,E,F,G,H,K,L,P及Q單位)
					人造石 (適用於A,J,M,N及R單位)
				洗手盆櫃	木製、木飾面及膠板飾面
				鏡櫃	木製、木飾面、膠板飾面及鏡 (適用於B,C,D,E,F,G,H,K,L,P及Q單位)
			潔具	洗手盆冷熱水龍頭	鍍鉻
				座廁	搪瓷
				淋浴間	強化清玻璃
				洗手盆	搪瓷 (適用於B,C,D,E,F,G,H,K,L,P及Q單位)
					人造石 (適用於A,J,M,N及R單位)
				廁紙架、毛巾勾	鍍鉻
			浴室設備	隨樓附送之設備及品牌，請參閱「設備説明表」	
		(ii) 供水系統的類型及用料		冷水喉	銅喉
				熱水喉	配有隔熱絕緣保護之銅喉
		(iii) 沐浴設施 (包括花灑或浴缸, (如適用的話))	花灑	花灑套裝	鍍鉻
			浴缸	沒有	沒有
		(iv) 浴缸大小 (如適用的話)		不適用	不適用
c	廚房		用料		
		(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		
			用料	裝修物料	
		(iii) 廚櫃	木製套裝組合廚櫃配檯面	膠板及人造石	
			其他裝置的類型	鍍鉻冷熱水龍頭	
		(iv) 所有其他裝置及設備的類型	設備的類型	隨樓附送之設備及品牌，請參閱「設備説明表」	
d	睡房		裝置	類型	用料
		裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
e	電話	接駁點的位置及數目	請參閱「機電裝置位置及數量説明表」		
f	天線	接駁點的位置及數目	請參閱「機電裝置位置及數量説明表」		

3. 室內裝置

			裝置	類型
g	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供所有電制及電插座之面板
			安全裝置	單相電力並裝妥微型斷路器配電箱
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露[1]	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量説明表」	
h	氣體供應	類型	煤氣	
		系統	煤氣喉接駁煤氣煮食爐及煤氣熱水爐	
		位置	請參閱「機電裝置位置及數量説明表」	
i	洗衣機接駁點	位置	請參閱「機電裝置位置及數量説明表」	
		設計	設有洗衣機來、去水接駁喉位	
j	供水	水管的用料	冷水喉採用銅喉，熱水喉採用有隔熱絕緣保護之銅喉	
		水管是隱藏或外露	水管是部分隱藏及部分外露[2]	
		有否熱水供應	有	

備註：1. 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。
2. 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。

4. 雜項

a	升降機	(i) 品牌名稱及產品型號	品牌名稱	富士達	
			產品型號	住宅大樓升降機1號：PMGL-K	
				住宅大樓升降機2號：PMGL-K	
				住宅大樓升降機3號：PMGL-K	
				舖位用升降機4號：REXIA	
		(ii) 升降機的數目及到達的樓層	升降機的數目	住宅升降機3部，商舖升降機1部	
			到達的樓層	1號至3號住宅升降機到達地下至36樓(不設4樓、13樓、14樓、24樓及34樓)	
				4號升降機到達地下至1樓商舖樓層	
b	信箱	用料	不銹鋼及木皮飾面		
c	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	每層住宅樓層之公用地方，中央垃圾房設於地下。		
d	水錶、電錶及氣體錶		水錶	電錶	氣體錶
		(i) 位置	每層之公共錶房	每層之公共錶房	住宅單位之露台或工作平台天花內
					3樓住宅單位設於上層露台底或上層工作平台底的天花內
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

5. 保安設施

保安系統及設備	入口通道控制及保安系統	地下住宅入口大堂、1樓升降機大堂及2樓升降機大堂設有訪客對講機及智能咭 (八達通) 閱讀器。
	閉路電視	地下住宅入口大堂、會所、平台花園、所有升降機內、每層升降機大堂及地下樓梯出入口均設有閉路電視連接管理處。
嵌入式的裝備的細節	各住宅單位均設視像對講機系統，連接地下住客入口大堂管理處。	
嵌入式裝備的位置	請參閱「機電裝置位置及數量説明表」	

備註：賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

22. 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES

1. Exterior Finishes

		Description	
a	External wall	Type of finishes	Podium of external wall: Mainly finished with curtain wall, aluminium cladding, natural stone and green wall. Residential tower: External wall mainly finished with aluminium frame window, curtain wall and ceramic tiles.
b	Window	Material of frame	PVDF coating aluminum frame
		Material of glass	Mainly Low-E IGU glass for windows in all residential units. Obscured glass for windows in bathroom or lavatory (For Flats E,F,P,Q).
c	Bay window	Material of bay window	Not applicable
		Material of window sill	Not applicable
d	Planter	Type of finishes	Not applicable
e	Verandah or balcony	Type of finishes	(i) Balcony: Installed with laminated glass balustrade. (ii) Floor: Ceramic tiles with wood deck. (iii) Walls: Ceramic tiles. (iv) Ceiling: PVDF coated aluminum baffle ceiling. (v) Verandah: Not applicable.
		Whether it is covered	Balcony is covered
f	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. Interior Finishes

a	Lobby	G/F residential entrance lobby finishes	Natural stone, stainless steel panels, wood veneer and mirror panels to the exposed surface	Natural stone to the exposed surface	Partially with gypsum board false ceiling with emulsion paint, and partially with wood veneer panel	
		Common lift lobby finishes (1/F-2/F)	Natural stone, stainless steel panels, wood veneer and mirror panels to the exposed surface	Natural stone to the exposed surface	Partially with gypsum board false ceiling with emulsion paint, and partially with wood veneer panel	
		Common lift lobby finishes (3/F-36/F)*	Natural stone, stainless steel panels, wood veneer and plastic laminate to the exposed surface	Natural stone & porcelain tiles to the exposed surface	Partially with gypsum board false ceiling with emulsion paint, and partially with wood veneer panel	
b	Internal wall and ceiling		Wall	Ceiling		
		Living room finishes	Emulsion paint	Emulsion paint		
		Bedroom finishes	Emulsion paint	Emulsion paint		
c	Internal floor		Floor	Skirting		
		Material of living room	Timber pattern tiles & natural stone border along inside edge of floor in front of door opening to balcony (if any)	Timber skirting		
		Material of bedroom	Timber pattern tiles & natural stone border along inside edge of floor in front of door opening to utility platform (if any)	Timber skirting		
d	Bathroom		Wall	Floor	Ceiling	
		Type of finishes	Ceramic tiles to the exposed surface	Timber pattern tiles to the exposed surface	Gypsum board false ceiling with emulsion paint	
		Whether the wall finishes run up to ceiling	Up to the bottom level of false ceiling			
e	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		Type of finishes	Glass panel, plastic laminate and ceramic wall tiles to the exposed surface	Timber pattern tiles to the exposed surface	Gypsum board false ceiling with emulsion paint	Reconstituted stone countertop
		Whether the wall finishes run up to ceiling	Up to the bottom level of false ceiling			

*4/F, 13/F, 14/F, 24/F and 34/F are omitted

3. Interior Fittings

			Material	Finishes	Accessories
a	Doors	Main entrance door	Fire-rated solid core timber swing door	Timber veneered	Electrical lockset, door viewer, door closer and door stopper
		Balcony door	PVDF coated aluminium framed glass swing door	Low-E IGU glass	Lockset
		Utility platform door	PVDF coated aluminium framed glass swing door	Low-E IGU glass	Lockset
		3/F Flat roof door	PVDF coated aluminium framed glass swing door (for bedroom of Flats B,C,D,E,F,G,H,K,L & P, for living room & bedroom of Flat Q)	Low-E IGU glass	Lockset
			PVDF coated aluminium framed glass sliding door (for living room of Flats B,C,D,E,F,G,H,K,L & P, for Flats A,J,M,N &R)		
		Bedroom door	Hollow core timber swing door with timber frame (for Flats F, P & Q)	Timber veneered	Lockset and door stopper
			Hollow core timber sliding door with timber frame (for Flats B,C,D,E,G,H,K & L)	Plastic laminate	Sliding door lockset
		Bathroom door	Hollow core timber swing door with timber frame (for Flats F, P & Q)	Timber veneered	Lockset and door stopper
			Hollow core timber sliding door with timber frame (for Flats A,B,C,D,E,G,H,J,K,L,M,N & R)	Plastic laminate	Sliding door lockset
		Store Room Door	Hollow core timber sliding door with timber frame (for Flat F)	Timber veneered	Sliding door lockset

			Fittings & Equipments	Type	Material
b	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Natural stone (for Flats B,C,D,E,F,G,H,K,L,P & Q)
					Reconstituted stone (for Flats A,J,M,N & R)
				Basin cabinet	Wooden cabinet with wood veneer, plastic laminate finish
				Mirror cabinet	Wooden cabinet with wood veneer, plastic laminate finish and mirror (for Flats B,C,D,E,F,G,H,K,L,P &Q)
			Bathroom fittings	Wash basin mixer	Chrome plated
				Water closet	Vitreous china
				Shower compartment	Clear tempered glass
				Water basin	Vitreous china (for Flats B,C,D,E,F,G,H,K,L,P &Q)
					Reconstituted stone (for Flats A,J,M,N & R)
				Paper holder and towel hook	Chrome plated
			Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances Schedule"	
		(ii) Type and material of water supply system		Cold water supply	Copper water pipes
				Hot water supply	Copper water pipes with thermal insulation
		(iii) Type and material of bathing facilities (including shower or bath tub, (if applicable))	Shower	Shower mixer	Chrome plated
			Bath tub	Nil	Nil
		(iv) Size of bath tub (if applicable)		Not applicable	Not applicable

			Material		
c	Kitchen	(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper pipes for cold water supply & copper pipes with thermal insulation for hot water supply		
			Material	Finishes	
		(iii) Kitchen cabinet	Wooden kitchen cabinet fitted with countertop	Plastic laminate and reconstituted stone	
		(iv) Type of all other fittings and equipment	Other fittings	Chrome plated sink mixer	
			Other equipment	For the appliances provision and brand name, please refer to the "Appliances Schedule"	

			Fittings	Type	Material
d	Bedroom	Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
e	Telephone	Location and number of connection points	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"		
f	Aerials	Location and number of connection points	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"		

3. Interior Fittings

			Fittings	Type
g	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Single phase electricity supply with miniature circuit breaker distribution board
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed[1]	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"	
h	Gas supply	Type	Towngas	
		System	Towngas piping is installed and connected to gas hob and gas water heater	
		Location	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"	
i	Washing machine connection point	Location	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"	
		Design	Drain point and water point are provided for washing machine	
j	Water supply	Material of water pipes	Copper water pipes for cold water supply and copper pipe with thermal insulation for hot water supply	
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed[2]	
		Whether hot water is available	Yes	

Remarks: 1. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
2. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

4. Miscellaneous

a	Lifts	(i) Brand name and model number	Brand Name	Fujitec	
			Model Number	Residential Tower lift No.1: PMGL-K	
				Residential Tower lift No.2: PMGL-K	
				Residential Tower lift No.3: PMGL-K	
				Shop lift No.4: REXIA	
		(ii) Number and floors served by them	Number of lifts	3 residential lifts and 1 commercial lift	
			Floor served by the lifts	Lifts 1-3 serve G/F to 36/F (4/F, 13/F, 14/F, 24/F, 34/F are omitted) Lift 4 serves G/F to 1/F commercial part	
b	Letter box	Material	Stainless steel & timber veneered		
c	Refuse collection	(i) Means of refuse collection	Collected by cleaners		
		(ii) Location of refuse room	Provided at the common area on each residential floor, central refuse chamber is located on G/F		
d	Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter
		(i) Location	Common meter room on each floor	Common meter room on each floor	Inside false ceiling of balcony or utility platform of Flats
					Each of those 3/F Flats is installed inside the false ceiling at the underside of the balcony or utility platform of the immediate upper floor.
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. Security facilities

Security system and equipment	Access Control and security system	Visitor panel and access card reader (octopus card) are installed at the G/F main residential entrance lobby and lift lobbies on 1/F and 2/F.
	CCTV	CCTV system is provided at G/F main residential entrance lobby, clubhouse, podium garden, all lift cars, all lift lobbies and G/F staircase exits connecting directly to the caretaker's counter.
Details of built-in provisions	Video door phone is provided for each residential flat and connected to G/F main residential extrance lobby.	
Location of built-in provisions	Please refer to the "Schedule and location for Electrical & Mechanical Provisions"	

Remarks: The vendor undertakes that if lifts or appliances of the specified brand name or model number are not intalled in the development, lifts or applicances of comparable quality will be intalled.

6. 設備說明表 Appliances Schedules

位置 Location	設備 Appliances	適用單位 Flats Apply	品牌 Brand	型號（如有） Model No. (if any)	
				室內機 Indoor Unit	室外機 Outdoor Unit
睡房 Bedroom	分體式冷氣機 Split type air-conditioner	B、C、D、E、G、H、K、L及Q單位 Flats B, C, D, E, G, H, K, L & Q	三菱電機 Mitsubishi Electric	MS-GJ09VA	MU-GJ09VA
睡房1 Bedroom 1	分體式冷氣機 Split type air-conditioner	F及P單位 Flats F & P		MS-GJ12VA	MU-GJ12VA
睡房2 Bedroom 2	分體式冷氣機 Split type air-conditioner	F單位 Flat F		MS-GJ09VA	MU-GJ09VA
	多聯分體式冷氣機 Multi Split type air-conditioner	P單位 Flat P		MSZ-GE25VA#	與客廳室外機共用 Share outdoor unit with Living room
客廳 Living room	分體式冷氣機 Split type air-conditioner	B、C、D、E、G、H、K及L單位 Flats B, C, D, E, G, H, K & L		MS-GJ12VA	MU-GJ12VA
	分體式冷氣機 Split type air-conditioner	A、J、M、N 及R單位 Flats A, J, M, N & R		MS-GJ12VA	MU-GJ12VA
	分體式冷氣機 Split type air-conditioner	Q單位 Flat Q		MS-GM19VA	MU-GM19VA
	多聯分體式冷氣機 Multi split type air-conditioner	F及P單位 Flats F & P		MSZ-GE50VA#	MXZ-3C68VA
儲物室 Store room	多聯分體式冷氣機 Multi split type air-conditioner	F單位 Flat F		MSZ-GE25VA#	與客廳室外機共用 Share outdoor unit with Living room
廚房 Kitchen	雪櫃 Refrigerator	B、C、D、E、F、G、H、K、L、P及Q單位 Flats B, C, D, E, F, G, H, K, L, P & Q	西門子 SIEMENS	KI86NAF31K	
		A、J、M、N及R單位 Flats A, J, M, N & R		KI24LV20HK	
	微波爐 Microwave oven	所有單位 All Flats	西門子 SIEMENS	HF15M564HK	
	抽油煙機 Telescopic hood	B、C、D、E、F、G、H、K、L、P及Q單位 Flats B, C, D, E, F, G, H, K, L, P & Q	西門子 SIEMENS	LI67SA530B	
	抽油煙機 (再循環模式) Telescopic hood (Re-circulation type)	A、J、M、N及R單位 Flats A, J, M, N & R	西門子 SIEMENS	LI67SA530B + LZ45650	
	洗衣乾衣機 Washer dryer	所有單位 All Flats	西門子 SIEMENS	WK14D321HK	
	煤氣煮食爐 (雙爐頭) Gas hob (double-burner)	所有單位 All Flats	Mia Cucina	MY32C	
露台/ 工作平台 Balcony / Utility Platform	煤氣熱水爐 Gas water heater	5樓至36樓* 煤氣熱水爐設於上層露台底或工作平台底的假天花內 Gas water heater for 5/F - 36/F* installed inside the false ceiling at the underside of the balcony or utility platform of the immediate upper floor.	TGC	RBOX16QR / RBOX16QL	
平台 Flat Roof	煤氣熱水爐 Gas water heater	3樓煤氣熱水爐設於上層露台底或工作平台底的假天花內 Gas water heater for 3/F installed inside the false ceiling at the underside of the balcony or utility platform of the immediate upper floor.	TGC	RBOX16QR / RBOX16QL	
浴室 Bathroom	抽氣扇 Exhaust fan	所有單位 All Flats	通用 GELEC	DPT 15-34H	

*不設4樓、13樓、14樓、24樓及34樓
*4/F, 13/F, 14/F, 24/F and 34/F are omitted
不設暖氣模式
Heating mode is disabled

備註：賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相約的設備。
Remarks: The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the development, applicances of comparable quality will be installed.

3樓至36樓住宅單位機電裝置位置及數量説明表 Schedule and Location for Electrical & Mechanical Provision for Residential Properties of 3/F to 36/F

位置 Location	描述 Description		單位 Flat				
			A, J, M, N, R	B, C, D, E, G, H, K, L	Q	P	F
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button		1	1	1	1	1
客廳 Living Room	門鈴 Door Bell		1	1	1	1	1
	13A雙頭插座連開關 Switched Twin Socket Outlet		2	2	2	2	2
	13A單頭插座連開關 Switched Single Socket Outlet		-	-	-	1	-
	電視及電台天線插座 TV & FM Outlet		1	1	1	1	1
	電話插座 Telephone Outlet		1	1	1	1	1
	光纖插座 Fibre Outlet		1	1	1	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit		1	1	1	1	1
	煙霧感應器 Smoke Detector		1	1	1	1	1
	燈掣 Lighting Switch		-	1	1	1	2
	視像通話掣 Video Door Phone		1	1	1	1	1
睡房/ 睡房1 Bedroom/ Bedroom 1	13A雙頭插座連開關 Switched Twin Socket Outlet		-	1	1	1	1
	13A單頭插座連開關 Switched Single Socket Outlet		-	1	1	1	1
	燈掣 Lighting Switch		-	1	1	1	1
	電視及電台天線插座 TV & FM Outlet		-	1	1	1	1
	網絡插座 Data Outlet		-	1	1	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit		-	1	1	1	1
睡房2 Bedroom 2	13A雙頭插座連開關 Switched Twin Socket Outlet		-	-	-	1	1
	13A單頭插座連開關 Switched Single Socket Outlet		-	-	-	1	1
	燈掣 Lighting Switch		-	-	-	1	1
	電視及電台天線插座 TV & FM Outlet		-	-	-	1	1
	網絡插座 Data Outlet		-	-	-	1	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit		-	-	-	1	1
儲物房 Store Room	13A單頭插座連開關 Switched Single Socket Outlet		-	-	-	-	1
	燈掣 Lighting Switch		-	-	-	-	1
	室內空調機接駁點 Connection Point for A/C Indoor Unit		-	-	-	-	1
	總電掣箱 Miniature Circuit Breakers Board		-	-	-	-	1
浴室 Bathroom	13A單頭插座連開關 Switched Single Socket Outlet		1	1	1	1	1
	燈掣 Lighting Switch		1	1	1	1	1
	二掣雙極開關 2 Gang Double Pole	供抽氣扇及熱水爐 For Exhaust Fan and Water Heater	1	1	1	1	1
	熱水爐温度控制器 Water Heater Remote Control Unit		1	1	1	1	1
	有熔斷器的接線座 Fused Connection Unit	供抽氣扇 For Exhaust Fan	1	1	1	1	1
廚房 Kitchen	總電制箱 Miniature Circuit Breakers Board		1	1	1	1	-
	13A雙頭插座連開關 Switched Twin Socket Outlet		1	1	1	1	1
	13A單頭插座連開關 Switched Single Socket Outlet	供雪櫃、微波爐及洗衣機 For Refrigerator, Microwave Oven and Washing Machine	3	3	3	3	3
	13A單頭插座連開關 Switched Single Socket Outlet	供抽油煙機及煤氣煮食爐 For Cooking Hood and Gas Hob	2	2	2	2	2
	燈掣 Lighting Switch		1	1	1	1	1
	灑水器 Sprinkler Head		2	3	2	3	3
	煤氣煮食爐 Gas Hob		1	1	1	1	1
	煤氣接駁點 Gas Connection Point		1	1	1	1	1
	洗衣機接駁點 Washing Machine Connection Point		1	1	1	1	1

3樓至36樓住宅單位機電裝置位置及數量説明表 Schedule and Location for Electrical & Mechanical Provision for Residential Properties of 3/F to 36/F

位置 Location	描述 Description		單位 Flat				
			A, J, M, N, R	B, C, D, E, G, H, K, L	Q	P	F
5樓至36樓*露台 5/F- 36/F* Balcony	防水隔離器 Weatherproof Isolator	供分體式冷氣室外機 For Outdoor A/C Unit	1	2	1	1	2
	有熔斷器的接線座 Fused Connection Unit	供煤氣熱水爐 For Gas Water Heater	1	1	1	1	1
	煤氣熱水爐 Gas Water Heater		1	1	1	1	1
	煤氣接駁點 Gas Connection Point		1	1	1	1	1
	燈掣 Lighting Switch		1	1	1	1	1
5樓至36樓*冷氣機平台 5/F- 36/F*A/C Platform	防水隔離器 Weatherproof Isolator	供分體式冷氣室外機 For Outdoor A/C Unit	-	-	1	1	1
3樓平台 3/F Flat Roof	防水單頭插座 Weatherproof Single Socket Outlet		1	1	1	1	1
	防水隔離器 Weatherproof Isolator	供分體式冷氣室外機 For Outdoor A/C Unit	1	2	2	2	2
	有熔斷器的接線座 Fused Connection Unit	供煤氣熱水爐 For Gas Water Heater	1	1	1	1	1
	煤氣熱水爐 Gas Water Heater		1	1	1	1	1
	煤氣接駁點 Gas Connection Point		2	2	2	2	2
	燈掣 Lighting Switch		1	1	1	1	1
3樓冷氣機平台 3/F A/C Platform	防水隔離器 Weatherproof Isolator	供分體式冷氣室外機 For Outdoor A/C Unit	-	-	-	-	1

*不設4樓、13樓、14樓、24樓及34樓
*4/F, 13/F, 14/F, 24/F and 34/F are omitted

23. 服務協議
SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hong Kong Electric Company Limited.

Towngas is supplied by The Hong Kong and China Gas Company Limited.

24. 地税
GOVERNMENT RENT

賣方（擁有人）有法律責任繳付住宅物業的地税直至住宅物業買賣完成日（包括該日）為止。

The vendor (the owner) is liable for the Government rent of a residential property up to and including the date of completion of the sale and purchase of that residential property.

25. 買方的雜項付款
MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方（擁有人）補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方（擁有人）支付清理廢料的費用。
3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓説明書印製日尚未決定。

備註：買方須向管理人及不須向賣方（擁有人）繳付水、電力及氣體的按金及清理廢料的費用。

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.
3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Note: The purchaser should pay to the manager and not the vendor (the owner) of the development the deposits for water, electricity and gas and the debris removal fee.

26. 欠妥之處的保養責任期
DEFECT LIABILITY WARRANTY PERIOD

按買賣合約規定，凡售出物業或於買賣合約列出裝設於物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

As provided in the agreement for sale and purchase, the vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase, remedy any defects to the property sold, or the fittings, finishes or appliances incorporated into the property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.

27. 斜坡維修
MAINTENANCE OF SLOPES

不適用。

Not Applicable.

28. 修訂
MODIFICATION

沒有向政府申請中而未獲批准的批地文件的修訂。

There is no on-going application to the Government for modification of the land grant which is not yet granted.

29. 申請建築物總樓面面積寬免的資料
INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(#)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

	根據《建築物（規劃）規例》第23（3）（b）條不計算的總樓面面積	面積（平方米）
1.	停車場及上落客貨地方（公共交通總站除外）	–
2.	**機房及相類設施**	
2.1(#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	126.331
2.2(#)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	360.297
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	–
	根據聯合作業備考第1及第2號提供的環保設施	
3.	露台	448
4.	加闊的公用走廊及升降機大堂	–
5.	公用空中花園	–
6.	隔聲鰭	–
7.	翼牆、捕風器及風斗	–
8.(#)	非結構預製外牆	86.461
9.(#)	工作平台	231
10.	隔音屏障	–
	適意設施	
11.(#)	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	14.7
12.(#)	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	511.153
13.(#)	有上蓋的園景區及遊樂場	86.642
14.	橫向屏障/有蓋人行道、花棚	–
15.(#)	擴大升降機井道	102.471
16.	煙囪管道	–
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	–
18.(#)	強制性設施或必要機房所需的管槽、氣槽	125.786
19.	非強制性設施或非必要機房所需的管槽、氣槽	–
20.	環保系統及設施所需的機房、管槽及氣槽	–
21.	複式住宅單位及洋房的中空	–
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	–

	其他項目	面積（平方米）
23.	庇護層，包括庇護層兼空中花園	–
24.	其他伸出物	–
25.	公共交通總站	–
26.	共用構築物及樓梯	–
27.	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	–
28.	公眾通道	–
29.	因建築物後移導致的覆蓋面積	–
	額外總樓面面積	
30.	額外總樓面面積	670.945

註：上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2 規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

29. 申請建築物總樓面面積寬免的資料
INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

有關建築物的環境評估

發展項目獲得綠建環評1.1版（新建建築）暫定銀級。

發展項目的公用部分的預計能量表現或消耗

於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

第 I 部分	
提供中央空調	否
提供具能源效益的設施	是
擬安裝的具能源效益的設施：-	高能源效益的升降機及機械通風與空調系統

第 II 部分：擬興建樓宇/部分樓宇預計每年能源消耗量[註腳1]：-					
位置	使用有關裝置的內部樓面面積（平方米）	基線樓宇[註腳2]每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
塔樓（有使用中央屋宇裝備裝置[註腳3]的部份）	2,231	97.0	0	92.0	0
基座（包括商業及會所）（有使用中央屋宇裝備裝置[註腳3]的部份）	2,959	213.0	0	194.0	0

註腳：

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
   預計每年能源消耗量〔以耗電量（千瓦小時/平方米/年）及煤氣/石油氣消耗量（用量單位/平方米/年）計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
   (a) “每年能源消耗量”與新建樓宇BEAM Plus標準（現行版本）第4節及附錄8中的「年能源消耗」具有相同涵義；及
   (b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2. “基準樓宇”與新建樓宇BEAM Plus 標準（現行版本）第4 節及附錄8 中的“基準建築物模式（零分標準）”具有相同涵義。
3. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則（2010年2月版）（草稿）中的涵義相同。

第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計：-	
裝置類型	
照明裝置	是
空調裝置	是
電力裝置	是
升降機及自動梯的裝置	是
以總能源為本的方法	否

29. 申請建築物總樓面面積寬免的資料
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Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked(#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA.The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

	Disregarded GFA under Building (Planning) Regulations 23(3)(b)	Area (m^2)
1.	Carpark and loading/unloading area excluding public transport terminus	–
2.	**Plant rooms and similar services**	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	126.331
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	360.297
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	–
	Green Features under Joint Practice Notes 1 and 2	
3.	Balcony	448
4.	Wider common corridor and lift lobby	–
5.	Communal sky garden	–
6.	Acoustic fin	–
7.	Wing wall, wind catcher and funnel	–
8.(#)	Non-structural prefabricated external wall	86.461
9.(#)	Utility platform	231
10.	Noise barrier	–
	Amenity Features	
11.(#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	14.7
12.(#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	511.153
13.	Covered landscaped and play area	86.642
14.	Horizontal screens/covered walkways, trellis	–
15.(#)	Larger lift shaft	102.471
16.	Chimney shaft	–
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	–
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	125.786
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	–
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	–
21.	Void in duplex domestic flat and house	–
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	–

	Other Exempted Items	Area (m^2)
23.	Refuge floor including refuge floor cum sky garden	–
24.	Other projections	–
25.	Public transport terminus	–
26.	Party structure and common staircase	–
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	–
28.	Public passage	–
29.	Covered set back area	–
	Bonus GFA	
30.	Bonus GFA	670.945

Note: The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

The Environmental Assessment of the Building

The development has achieved Provisional Silver BEAM Plus V1.1 for New Buildings.

Estimated Energy Performance or Consumption for the Common Parts of the Development

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:

Part I	
Provision of Central Air Conditioning	NO
Provision of Energy Efficient Features	YES
Energy Efficient Features proposed:	Energy-efficient Lifts and Mechanical Ventilation & Air-conditioning System

Part II: The predicted annual energy use of the proposed building / part of building (Note 1)					
Location	Internal Floor Area Served (m^2)	Annual Energy Use of Baseline Building (Note 2)		Annual Energy Use of Proposed Building	
		Electricity kWh/ m^2/ annum	Town Gas / LPG unit/ m^2/ annum	Electricity kWh/ m^2/ annum	Town Gas / LPG unit/ m^2/ annum
Tower (Area served by central building services installation (Note 3))	2,231	97.0	0	92.0	0
Podium (including commercial and clubhouse) (Area served by central building services installation (Note 3))	2,959	213.0	0	194.0	0

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where:
   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

Part III : The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)	
Type of Installations	
Lighting Installations	YES
Air Conditioning Installations	YES
Electrical Installations	YES
Lift & Escalator Installations	YES
Performance-based Approach	No

30. 有關資料
RELEVANT INFORMATION

吊船操作

1. 在管理人安排為發展項目的外牆(包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台)及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾的期間，吊船或類似裝置或工具(不論是永久或臨時的吊船裝置)將會停泊在住宅單位的平台上，並在住宅單位的平台及天台上空操作，以及在住宅單位的窗外、露台及工作平台外操作。
2. 根據公契及管理協議，管理人有權進入在發展項目建有平台的住宅單位(不論是否連同管理人的代理、工人及職員，又或是否携帶用具、工具及物料)操作吊船系統或類似裝置或工具，以便清潔、保養及維修發展項目的公用地方與設施。

放置為住客會所及地下至2樓住宅升降機大堂而設的冷氣機的室外機

為住客會所及地下至2樓住宅升降機大堂而設的部分冷氣機的室外機放置在發展項目3樓公用平台的冷氣機底座上。該等冷氣機的室外機的放置可能對發展項目3樓A室及R室平台的享用，諸如熱氣、噪音、景觀或其他方面造成影響。

Operation of Gondola

1. During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms forming part of a residential unit) and the Common Areas and Facilities of the development as arranged by the Manager, gondola(s) or likewise or equipment (whether its installation is permanently or temporarily) will be parked on the flat roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows, the balconies and the utility platforms of the residential units.

2. Under the Deed of Mutual Covenant and Management Agreement, the Manager shall have the right to access into those residential units consisting flat roof(s) in the development (with or without the Manager's agents, workmen and staff or with or without other appliances, equipment and materials) for operating the gondola system or likewise or equipment for cleaning, maintaining and repairing the Common Areas and Facilities of the development.

Placement of air-conditioner outdoor units served for clubhouse for residents and residential lift lobbies on G/F to 2/F

Some air-conditioner outdoor units served for the clubhouse for residents and the residential lift lobbies on G/F to 2/F are placed on the air-conditioner plinths on the common flat roof on 3/F of the development. The placement of these air-conditioning units may affect the enjoyment of the flat roofs of Flat A and Flat R both on 3/F of the development in terms of heat, noise, view or other aspects.

賣方就該項目指定的互聯網網站的網址：
The address of the website designated by the vendor for the development:
www.novumeast.com.hk

發展項目及其周邊地區日後可能出現改變。 There may be future changes to the development and the surrounding areas.
本售樓説明書印製日期：2017年9月10日　Date of printing of this Sales Brochure : 10th September 2017

檢視 / 修改日期 **Examination / Revision Date**	所作修改 **Revision Made**	
	頁次 **Page Number**	所作修改 **Revision Made**
2017年10月27日 27th October 2017	26 - 27	修訂公契的摘要。 Revise the summary of deed of mutual covenant.
	45	修訂裝置、裝修物料及設備。 Revise the fittings, finishes and appliances.
2018年1月25日 25th January 2018	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	14	更新發展項目的鳥瞰照片 。 Update the aerial photograph of the development.

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